

# FOR LEASE

## IMPERIAL SQUARE II

**NAI**Commercial



**10455 - 172 STREET | EDMONTON, AB | FULLY DEVELOPED CORNER OFFICE**

### PROPERTY DESCRIPTION

- Fully developed corner office space with floor to ceiling windows just off 170 Street
- Comprised of reception, multiple offices, open work space, café/prep area, accessible washrooms, boardroom area and clean warehouse storage with double man entry doors
- Professional appeal
- Air conditioning throughout

#### **CHAD SNOW**

Broker, President  
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#### **KARI MARTIN**

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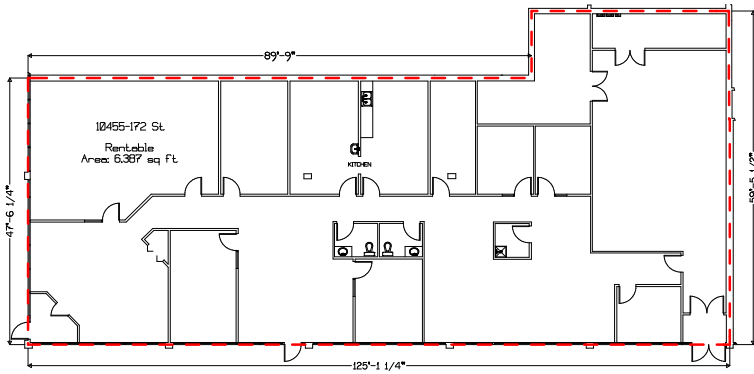
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### ADDITIONAL INFORMATION

AREA AVAILABLE	6,387 sq.ft.±
LEGAL DESCRIPTION	Plan 7720926, Block 1, Lot 1
ZONING	BE (Business Employment)
AVAILABLE	Immediately
LEASE TERM	Three to ten years
NET LEASE RATE	\$12.00 per sq.ft. per annum
OPERATING COSTS	\$8.37 per sq. ft. (2026 estimate) Includes building insurance, property tax, common area maintenance, management fees, water and gas.



← NORTH



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