

FOR LEASE

BELWOOD OFFICE

NAICommercial



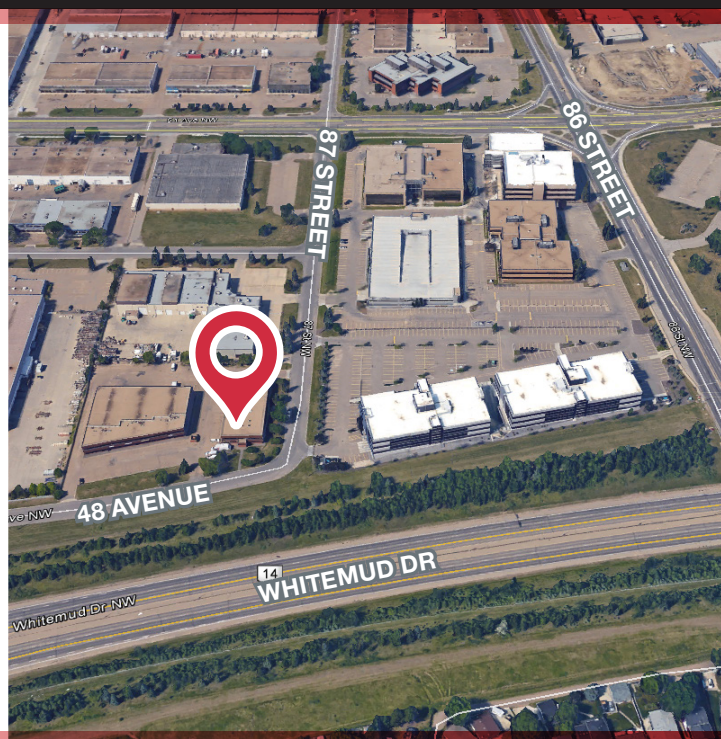
4808 - 87 STREET | EDMONTON, AB | OFFICE

PROPERTY DESCRIPTION

- From 596 sq.ft.±
- Located in McIntyre Industrial north of Whitemud Freeway which can be accessed by 91 Street and 75 Street
- Just blocks from Millgate Transit Centre and Davies LRT Station
- Main and second floor units available

KIM SARNECKI

Partner
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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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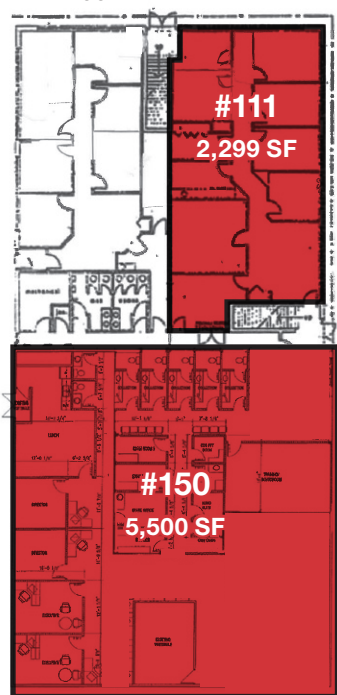
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ADDITIONAL INFORMATION

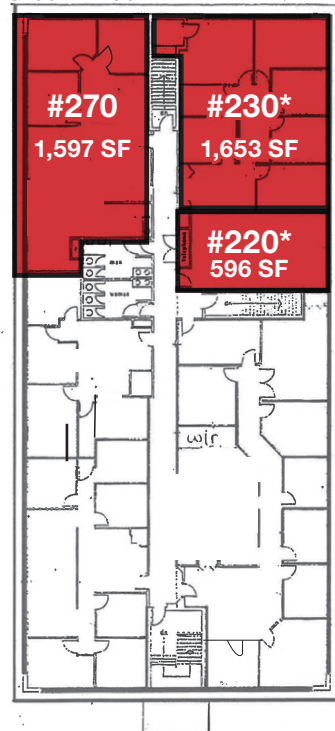
AREAS AVAILABLE	#111, 4808 - 87 St: 2,299 sq.ft.± Main #150, 4808 - 87 St: 5,500 sq.ft.± Main #220, 4808 - 87 St: 596 sq.ft.± 2nd* #230, 4808 - 87 St: 1,653 sq.ft.± 2nd* #270, 4808 - 87 St: 1,597 sq.ft.± 2nd - PENDING
NET LEASE RATE	Main Floor: Starting from \$12.00/sq.ft./annum net 2nd Floor: Starting from \$10.00/sq.ft./annum net
OPERATING COSTS	\$7.97/sq.ft./annum (2025 budget) includes property tax, building insurance, common area maintenance, management fees, gas, water and power.
AVAILABILITY	Immediate
PARKING	On site and street parking
ZONING	Business Employment (BE)



MAIN FLOOR



SECOND FLOOR



*CAN BE COMBINED FOR 2,249 SF±

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