

FOR LEASE

CENTRE 87 - OFFICE

NAICommercial



4936 - 87 STREET | EDMONTON, AB | SECOND FLOOR OFFICE SPACE

PROPERTY DESCRIPTION

- Turnkey second floor office space in an ideal south location close to major transportation routes
- Convenient access to 51 Avenue, 75 Street and the Whitemud Freeway
- Comprised of six office and a large reception or open work area
- Fully air conditioned

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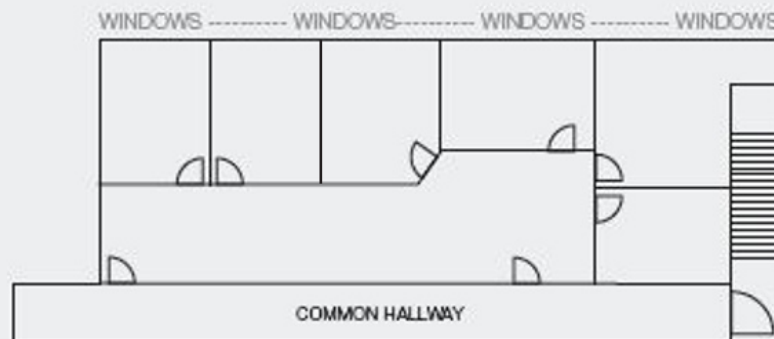
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ADDITIONAL INFORMATION

AREA AVAILABLE	Suite 240: 1,155 sq.ft.±
LEGAL DESCRIPTION	Plan 8521039, Block 8, Lots 5A & 5B
DATE AVAILABLE	Immediately
ZONING	BE (Business Employment)
LEASE TERM	Three to five years
NET LEASE RATE	Starting at \$12 per sq.ft. per annum net
OPERATING COSTS	\$8.93 per sq. ft. (2026 estimate) Includes building insurance, property tax, common area maintenance, management fees, gas, power and water.



SUITE 260
1,155 SF±



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT