

FOR LEASE

WESTSTREET BUILDING

NAICommercial



10713/15/17 - 181 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

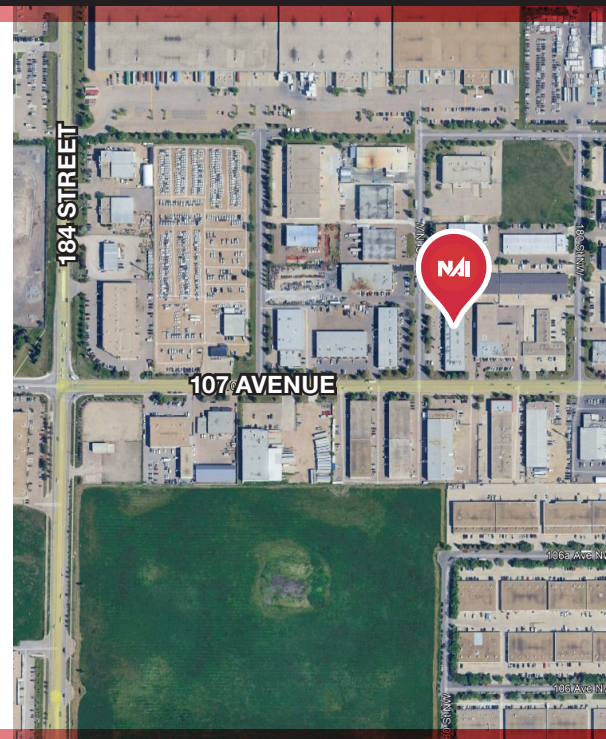
- Three contiguous office/warehouse bays available providing options from 2,375 sq. ft.± up to 7,125 sq. ft.±
- Bays are currently comprised of a mix of main floor office and open area, warehouse bays with grade loading, and second floor office throughout
- Close to the Anthony Henday, Whitemud Freeway and Yellowhead Trail

CHAD SNOW

Broker, President
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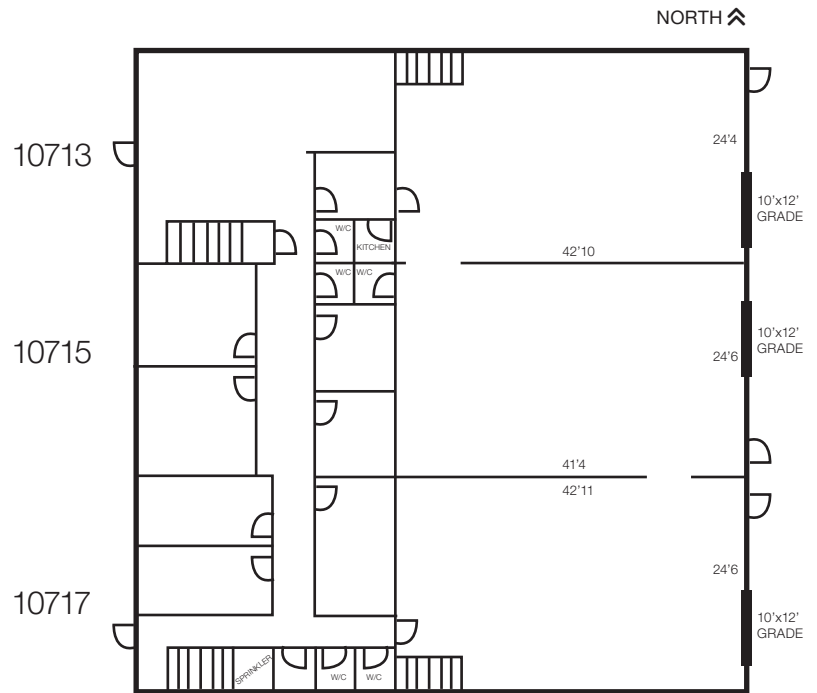
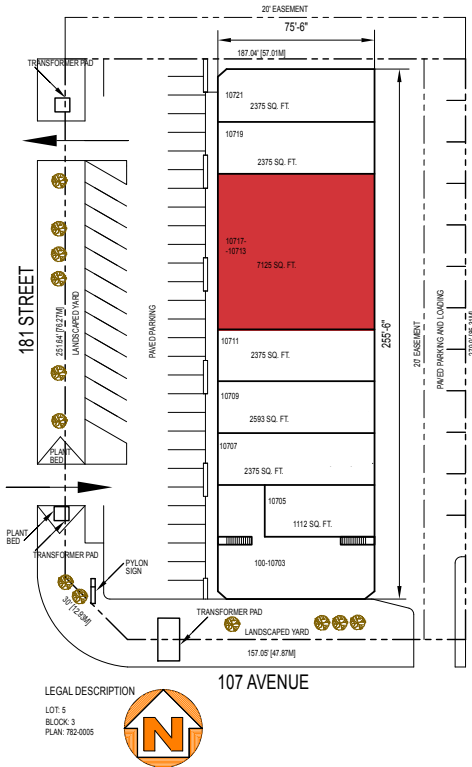


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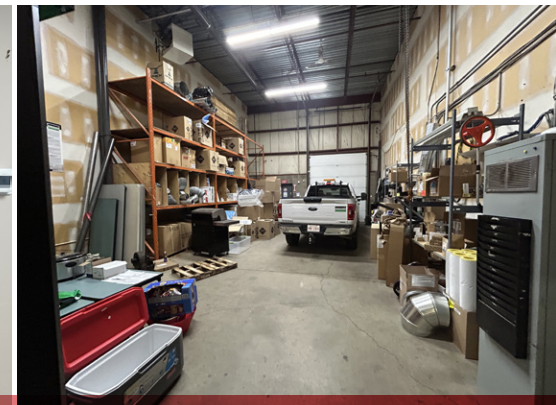
ADDITIONAL INFORMATION

AREAS AVAILABLE	10713: 2,375 sq.ft.± 10715: 2,375 sq.ft.± 10717: 2,375 sq.ft.± Up to: 7,125 sq.ft.±
LEGAL DESCRIPTION	Plan 7820005, Block 3, Lot 5
ZONING	BE (Business Employment)
LOADING	One 10'x12' grade door per bay
CEILING HEIGHT	19'3" to truss±

LEASE TERM	Three to five years
AVAILABLE	February 1, 2027
NET RENTAL RATE	Starting at \$11.00 per sq. ft. per annum net
OPERATING COSTS	\$7.00 per sq. ft. (2026 estimate) Includes building insurance property tax, common area maintenance, management and water.



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



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