

FOR LEASE

SECOND FLOOR OFFICE

NAI Commercial



208, 17511 - 107 AVENUE | EDMONTON, AB | OFFICE

### PROPERTY DESCRIPTION

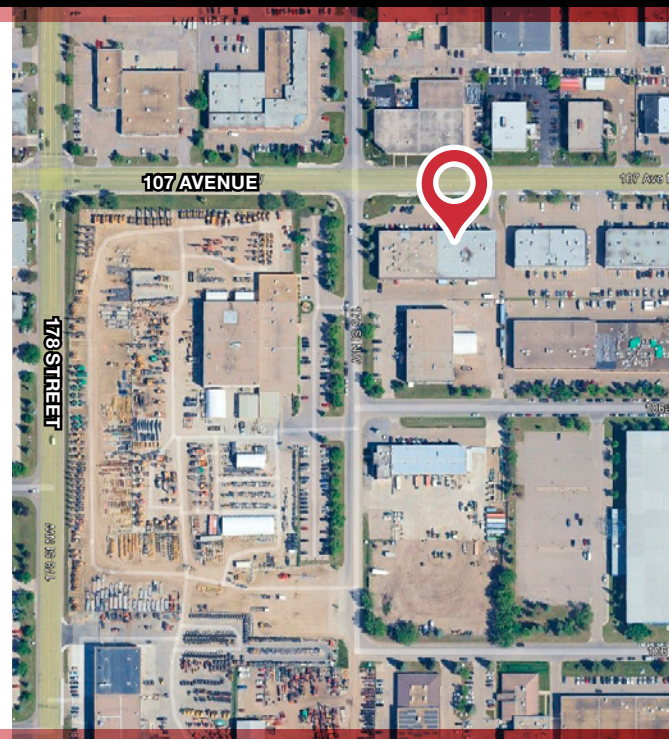
- 1,382 sq.ft.± improved with 7 private offices, reception area and server room
- Convenient access to 107 Avenue, 170 Street, 178 Street, Anthony Henday Drive and Yellowhead Trail
- Only \$17.00/sq.ft. (gross) includes utilities (gas, water and electricity)
- Fibre optic service available

#### KEVIN MOCKFORD

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ADDITIONAL INFORMATION

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SIZE              | 1,382 sq.ft.±                                                                                                                                                                     |
| LEGAL DESCRIPTION | Plan 7621205; Block 6; Lot 1                                                                                                                                                      |
| ZONING            | IM (Medium Industrial)                                                                                                                                                            |
| GROSS LEASE RATE  | \$17.00/sq.ft./annum (2025 base year) Includes property taxes, building insurance, building management, common area maintenance and <b>utilities (gas, water and electricity)</b> |



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