

FOR LEASE

104 STREET PROFESSIONAL BUILDING

NAI Commercial



7708 - 104 STREET | EDMONTON, AB | MAIN FLOOR OFFICE SPACE

PROPERTY DESCRIPTION

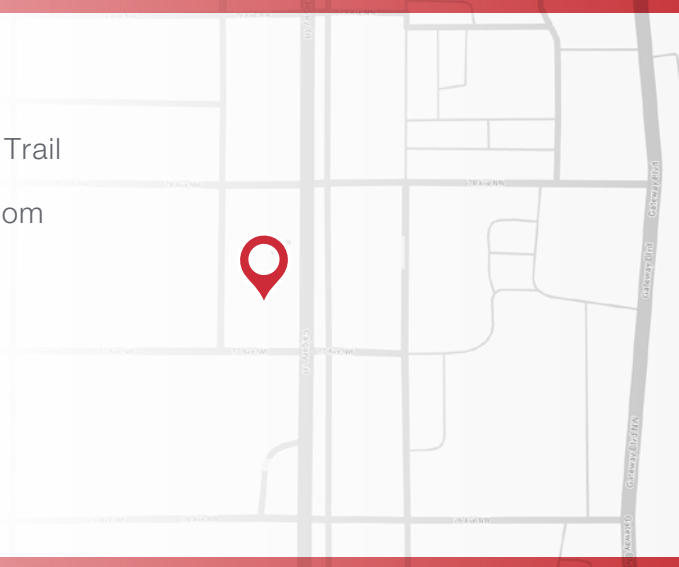
- High-exposure location with direct access from Calgary Trail
- Turnkey space with four offices, kitchenette and washroom
- Flexible main floor
- Bright space with large windows

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



780 436 7410



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ADDITIONAL INFORMATION

SIZE AVAILABLE	1,470 sq.ft.±
LEGAL DESCRIPTION	Lot 3 & 4, Block 26, Plan 1750R
AVAILABLE	30 days notice
ZONING	MU (Mixed Use)
LEASE TERM	5 years
NET LEASE RATE	\$17.00/sq.ft./annum
OPERATING COSTS	\$2.47/sq.ft./annum (2024 estimate) includes common area maintenance, building insurance, and management fees
PROPERTY TAXES	\$3.90/sq.ft./annum (2023)

7708 104 St NW, Edmonton, AB

Main Floor Interior Area 1473.24 sq ft



0 5 10 ft

PREPARED: 2024/5/06



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