



FOR SUBLEASE

4,049 SF & 3,974 SF Available | 34th Street Business Centre

3440 & 3428 78 Avenue, Edmonton, AB

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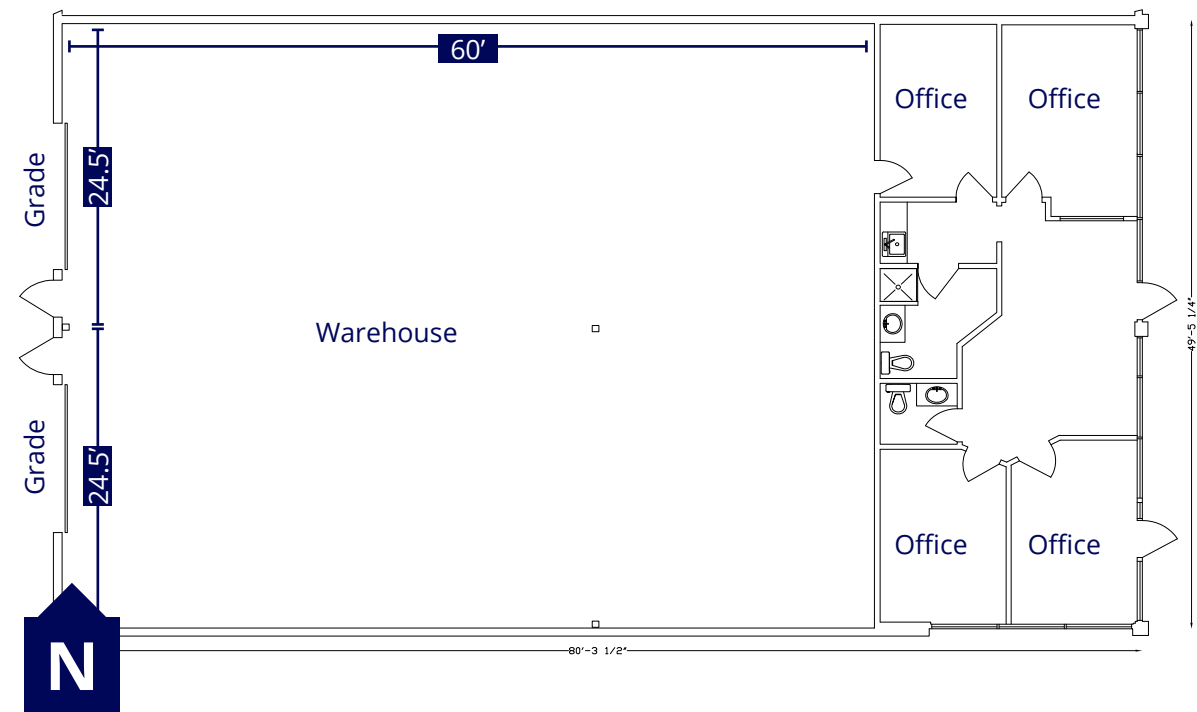
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Unit #3440: 4,049 SF

Address	3440 78 Avenue, Edmonton, AB
Available Area	4,049 SF
Loading Doors	(2) 12' wide x 14' tall grade door
Zoning	BE (Business Employment)
Ceiling Height	18'3" clear (warehouse)
Electrical	225 amp (to be verified by Tenant)
Head Lease Expiry	February 29, 2029

Features

- End cap with adjacent row of parking
- Offices with east facing windows
- Reception area, 2 washrooms built out & 4 offices
- Sump in warehouse



\$11.50 PSF
Lease Rate



\$6.87 PSF
2024
Additional Rent



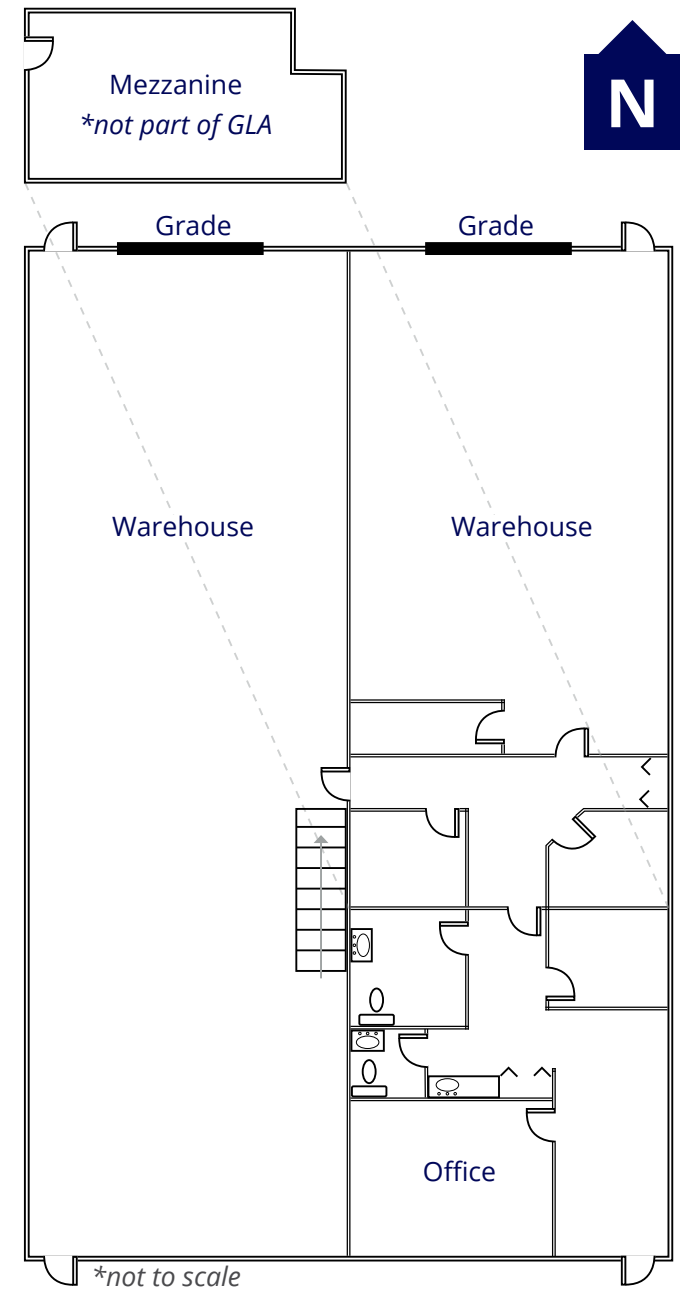
Negotiable
Availability



Unit #3428: 3,974 SF

Address	3428 78 Avenue, Edmonton, AB
Available Area	3,974 SF
Loading Doors	(2) 12' wide x 14' tall grade door
Zoning	BE (Business Employment)
Ceiling Height	18'3" clear (warehouse)
Electrical	TBD
Head Lease Expiry	February 29, 2029

- Features
- Recently renovated office area
 - 2 washrooms, 3 offices & 1 board room
 - Mezzanine not part of gross leasable area



\$11.50 PSF
Lease Rate



\$6.87 PSF
2024
Additional Rent



Negotiable
Availability



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