

# SOUTH SIDE OFFICE SPACE

6105 - 76 AVENUE EDMONTON | ALBERTA



- Located in the Davies Industrial East neighbourhood, this  $\pm$  6,500 square foot office features a great layout with bright large windows, new flooring and paint and offers a variety of private offices, reception/lobby area, kitchen space, storage and washrooms.
- $\pm$  6,550 square feet of free yard space is included with a 26 foot wide driveway
- The  $\pm$  3,500 square foot main floor can be leased separately from the  $\pm$  3,000 square foot second floor.
- Ideally located just off 50th street in an established industrial neighbourhood with quick access to Sherwood Park Freeway, 34th Street, 75th Street and Anthony Henday Drive.
- Available immediately with short or long term lease options.

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# FOR LEASE | SOUTH SIDE OFFICE SPACE



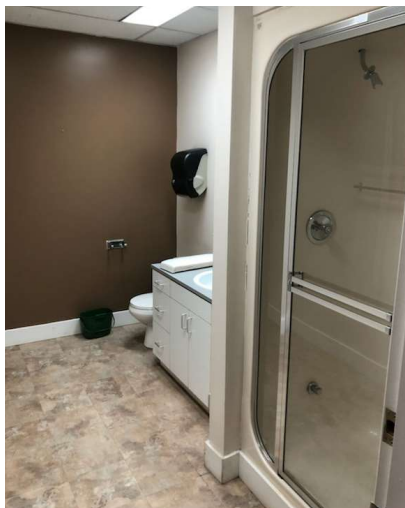
MAIN FLOOR LEASE RATE:  
**\$10 PSF**  
OPERATING COSTS: \$6 PSF (PRO-RATED, 2022 ESTIMATE)

SECOND FLOOR LEASE RATE:  
**\$8 PSF**  
OPERATING COSTS: \$6 PSF (PRO-RATED, 2022 ESTIMATE)

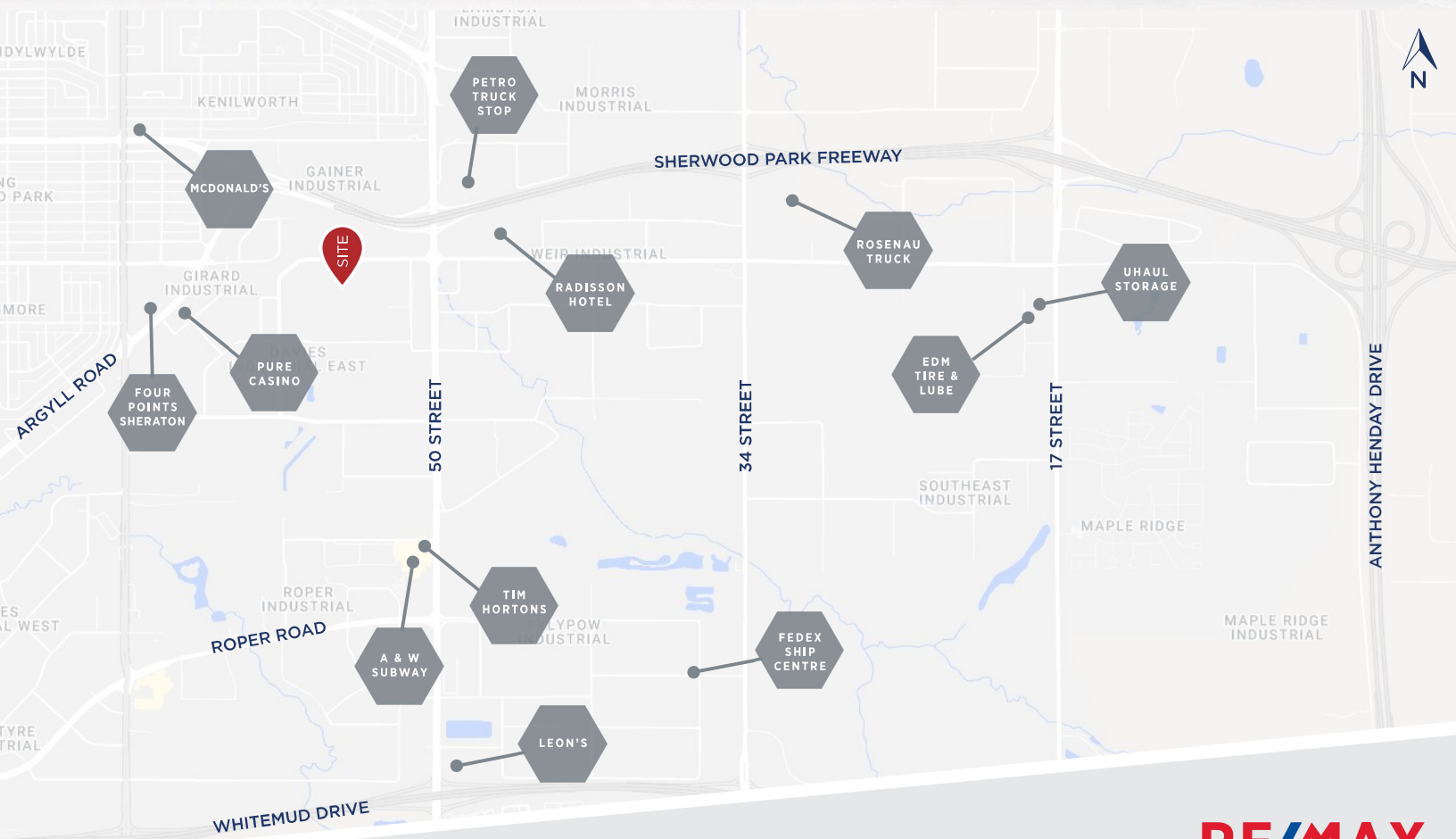


## PROPERTY DETAILS

MUNICIPAL	6105 - 76 AVENUE EDMONTON   ALBERTA
UNIT SIZE	MAIN FLOOR ± 3,500 SF SECOND FLOOR ± 3,000 SF
ZONING	IM - <b>MEDIUM INDUSTRIAL</b>
PARKING	ABUNDANT SURFACE
MAIN FLOOR FEATURES	RECEPTION AREA, OFFICES AND WASHROOMS
SECOND FLOOR FEATURES	KITCHEN, WASHROOM WITH SHOWER, BULLPEN AREA AND OFFICES
A/C	YES



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

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