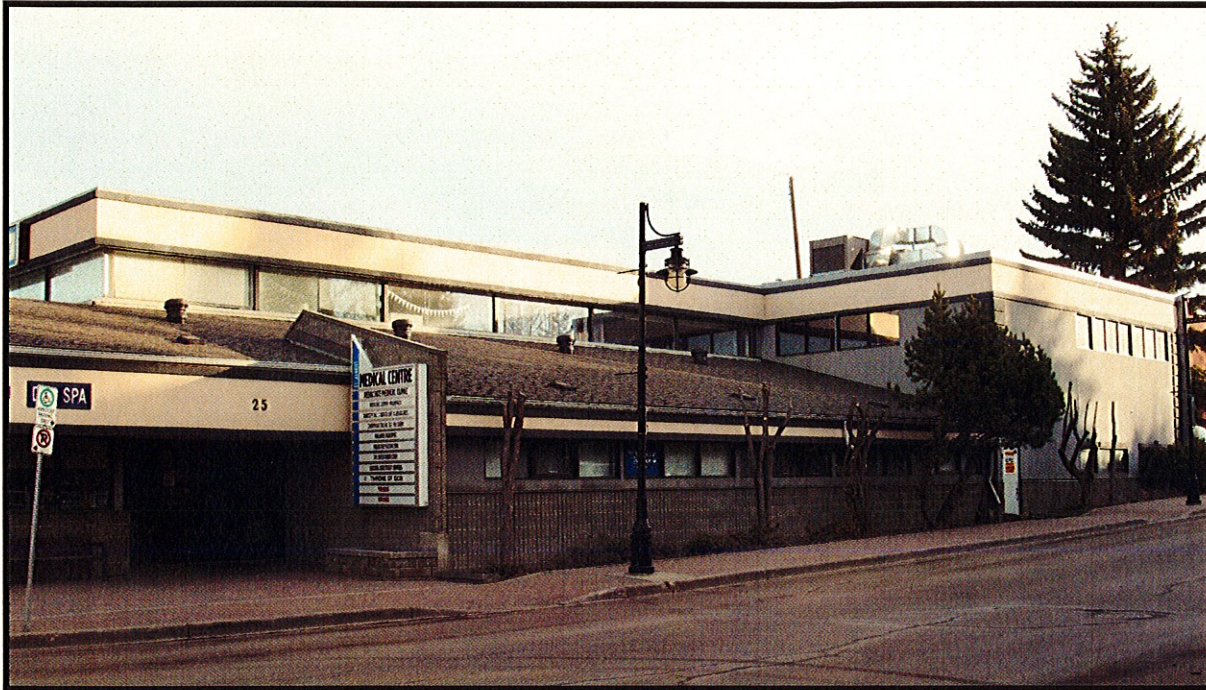


FOR LEASE



201, 25 St. Michael Street, St. Albert T8N 1C7

- 1,018 sq. ft. developed second floor office space
- Base lease rate: \$12.00 per sq. ft. (\$1,012 per month)
- Common Costs Budget: \$9.50 per sq. ft. (\$801.17 per month), includes power
- Parking: \$40 per stall, per month
- Zoning: Downtown District
- 5 year lease available
- Downtown area features many restaurants, boutique shops and businesses, residential condo complexes, plus St. Albert Place (City Hall, Museum, Library, & Arden Theatre)

FOR INFORMATION CONTACT GUY C HEBERT

780-445-4723

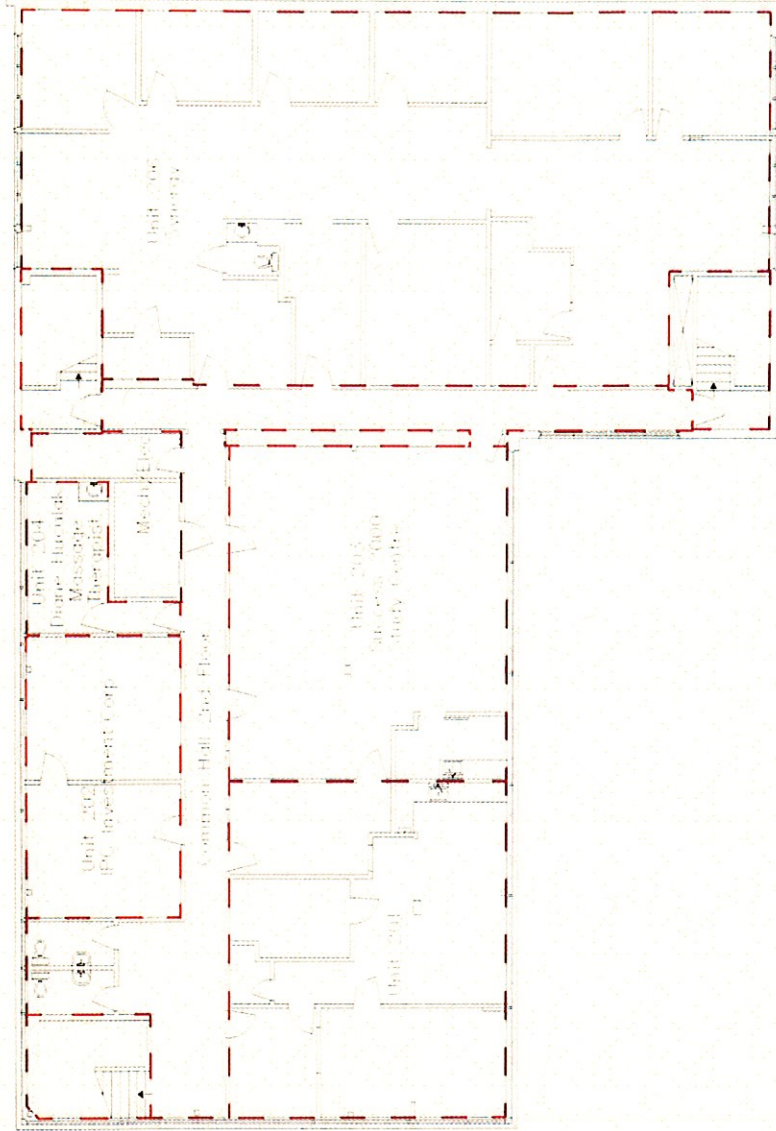
guy@bermontrealty.com

Area Certification:

As evidenced by our signature and in accordance with BOMA Office Standards of Measurement ANSI/BOMA Z65.1-2010, we hereby certify the Total Rentable Area of this space to be 5,472 Square Feet.



MeasureLine Ltd.



2nd Floor
25 St. Michael Street
St. Albert, AB

Scale: NTS

Drawn by: MD

Date: Feb. 10/2

Project: 104204

File: 104204.dwg
www.MeasureLine.ca

