



FOR LEASE

Contact For Showing  
& Details

## PRIME OPPORTUNITY

110 10525 170 Street Edmonton, AB T5P 4W2

**RE/MAX Excellence Commercial Division is pleased to present an outstanding sublease opportunity offering approximately 2,711 square feet of main-floor office space along a high-traffic arterial road.**

Take advantage of this outstanding opportunity offering approximately 2,711 square feet of main-floor office space along a high-traffic arterial road. The property delivers strong street presence, easy access for clients and staff, and ample on-site parking. The space is available immediately, with term running through 2029 — a rare opportunity to secure well-located office space with long-term stability.

<b>Lease rate</b>	\$13.00 PSF (net)
<b>Operating Costs</b>	\$15.86 PSF – utilities included
<b>Term</b>	Main Floor Office Space Available Until 2029

**Ideal for businesses seeking:**

- Flexible
- Cost-effective space
- High-traffic area.

**RE/MAX**  
COMMERCIAL®  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

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