

FOR LEASE

# SHERWOOD INDUSTRIAL SECOND FLOOR OFFICE

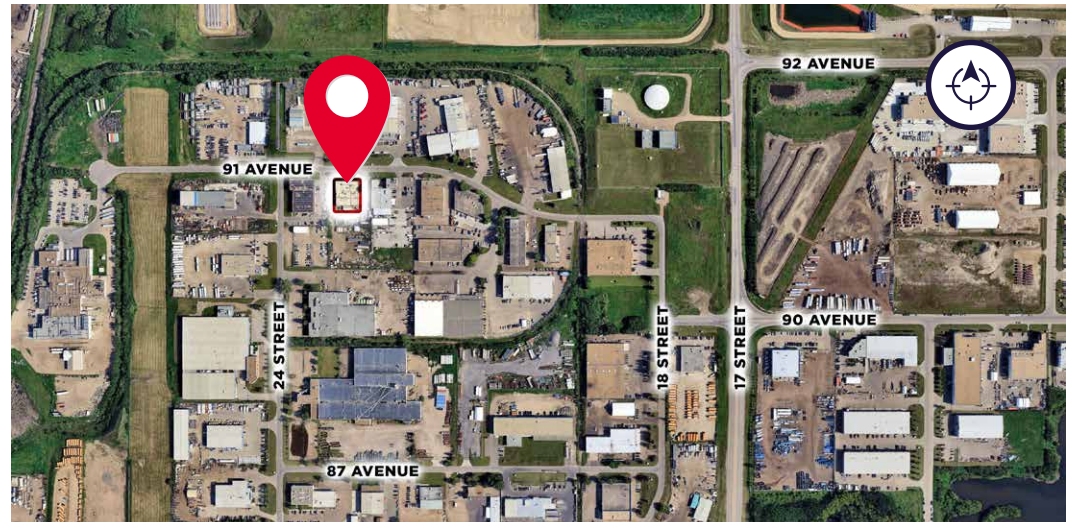
2323 91 AVE NW, EDMONTON, AB

**CUSHMAN & WAKEFIELD**  
Edmonton



## 6,750 SF FULLY DEVELOPED SECOND FLOOR OFFICE SPACE

- Located in Sherwood Industrial Estates, minutes from Sherwood Park Freeway & Anthony Henday Drive
- Fully developed office space featuring seventeen (17) offices, meeting room, bistro, washrooms and storage
- Independent second floor entry with freight / handicap accessible elevator
- Seventeen (17) dedicated parking stalls



**CUSHMAN & WAKEFIELD**  
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# DETAILS

**MUNICIPAL ADDRESS:** 2323 91 Ave NW, Edmonton, AB, T6P 1L1

**ZONING:** IM (Allows for Office & Labs Uses)

**NEIGHBOURHOOD:** Sherwood Industrial Estates

**AVAILABLE AREA:** 6,750 SF

**NET RENT:** \$15.00 PSF

**ADDITIONAL RENT:** TBC

**PARKING:** 17 Dedicated Stalls



## FLOOR PLAN

