

FOR LEASE

SECOND FLOOR OFFICE SPACE

14448 118th Ave NW, Edmonton, AB



HIGHLIGHTS

- Beautiful second floor office space
- Build out includes 4 offices, kitchen, 2 washrooms, bullpen area
- Convenient location with lots of natural light
- Pure Fibre internet connection
- 2 designated parking spaces with plenty of free street parking available
- Perfect for professionals (lawyers, psychologists, IT firms etc)
- Available immediately

CODY HUCHKOWSKI

Associate

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

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Property Details & Financials

MUNICIPAL ADDRESS	14448 118 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 6473KS; Block: 1; Lot: 16
ZONING	BE (Business Employment)
TYPE OF PROPERTY	Second floor office space
SIZE	2,365 sq ft ±
PARKING	2 designated stalls and and free street parking
LEASE RATE	\$8.00/sq ft
OPERATING COSTS	\$11.92/sq ft
POSSESSION	Immediate

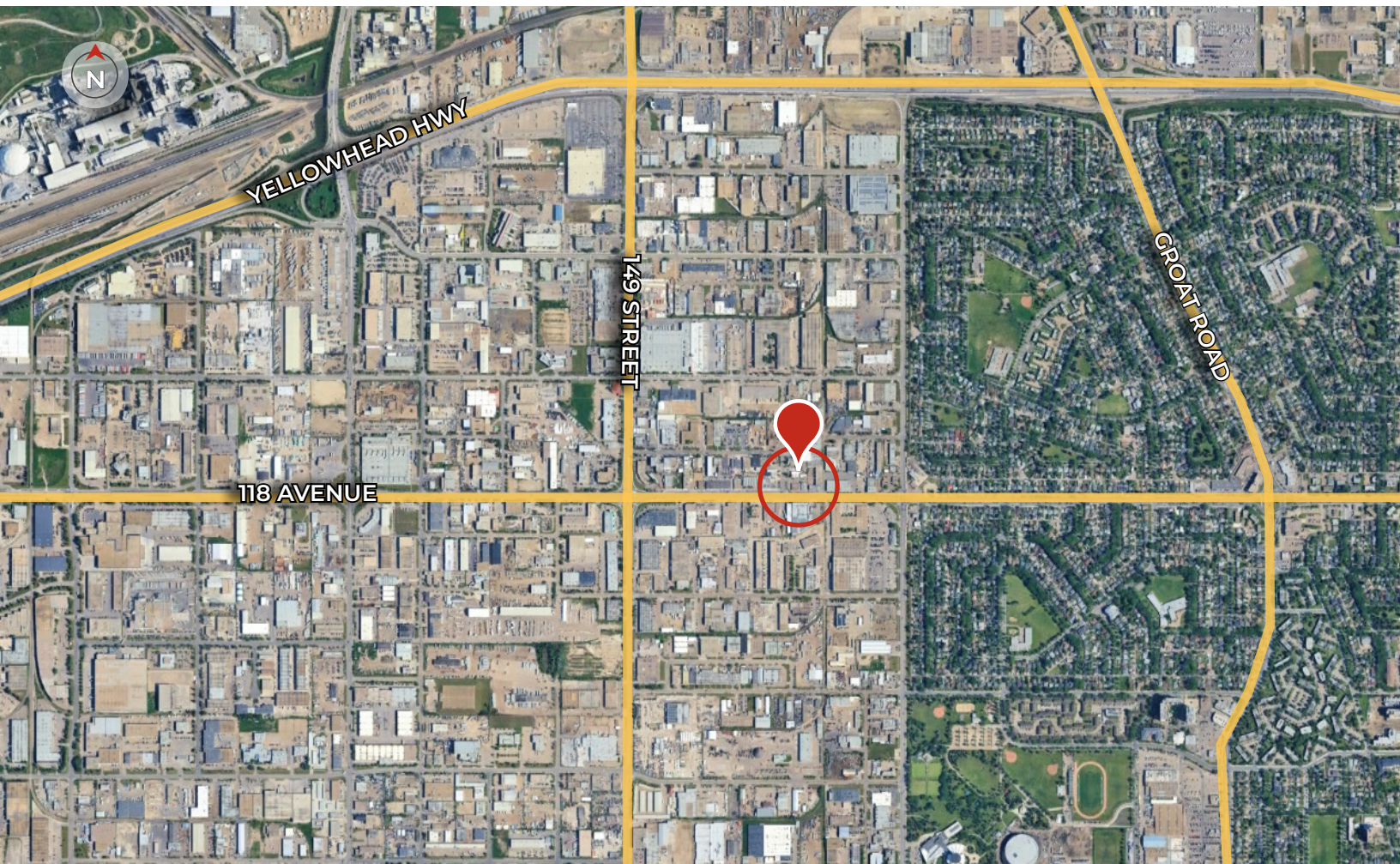


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