


## Prime Retail Space for Lease – 4,400 SF with Offices, Kitchenette & More!

The Instant Office Center % Cris Block

 780-964-7507

**Location:** 6005 Gateway Blvd NW, Edmonton, AB

### Property Features:

- **4,400 SF of Versatile Retail Space:** Fully finished, bright, modern, and adaptable — perfect for retail, a showroom, or a service-based business.
- **High-Visibility Frontage:** Situated on **6005 Gateway Blvd NW**, a high-traffic major thoroughfare with **30' of prime signage space**. Ensure your business is seen by thousands of vehicles daily!
- **Adjoining Offices:** Separate office areas ideal for administration, sales, or meeting rooms. With modern **glass walls and doors**, these offices offer privacy and professionalism while maintaining an open, airy feel.
- **Open Floor Plan:** A large, flexible layout perfect for a **showroom, product display, collaborative workspace**, or **customer-facing services**. Easily customizable to suit your business needs and optimize workflow.
- **Kitchenette & Locker Room:** Convenient space for staff breaks and client interactions, plus storage and janitorial areas. Well-appointed washrooms are also included.
- **Server Room:** Equipped to support your technology and data needs.
- **Parking:** Parking for both customers and employees ensures ease of access.
- **Easy Downtown Access:** Direct routes to Edmonton's downtown core, with quick connections to major roads like **Calgary Trail, Argyll Road, 99th Street**, and the **Whitemud Drive**. Ideal for both customers and deliveries.

### Ideal for Growth: Don't Miss Out!

This space offers an excellent layout and prime location — perfect for expanding businesses that want to grow in visibility, size, and accessibility. Whether you're opening a retail location, showroom, or service office, this property meets all your operational and marketing needs. A gross lease is offered at \$31 SF.



**INSTANT OFFICE CENTER 6005 GATEWAY BLVD NW % CRIS BLOCK 780-964-7507**

