

FOR LEASE

SECOND FLOOR OFFICE SPACE

2916 Ellwood Dr SW, Edmonton, AB



HIGHLIGHTS

- Beautiful second floor office space with lots of natural light
- Build-out includes 4 offices, common area, kitchenette area
- Fibre Optic internet, security system and soundproof walls
- Amazing location on Parsons Rd, with excellent access to the Anthony Henday
- Perfect for professional use (doctors, lawyers, psychologists or accountants)

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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

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For Lease | 2916 Ellwood Drive SW, Edmonton, AB



Property Details & Financials

MUNICIPAL ADDRESS	2916 Ellwood Drive SW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 1124803; Unit: 29
ZONING	EIB (Ellerslie Industrial Business Zone)
TYPE OF PROPERTY	Second floor office space
SIZE	1,050 sq ft ±
CEILING HEIGHT	8'
PARKING	2 designated stalls at back of building with plenty of scramble parking in front
LEASE RATE	\$23.00/sq ft
OPERATING COSTS	\$11.92/sq ft
POSSESSION	Immediate



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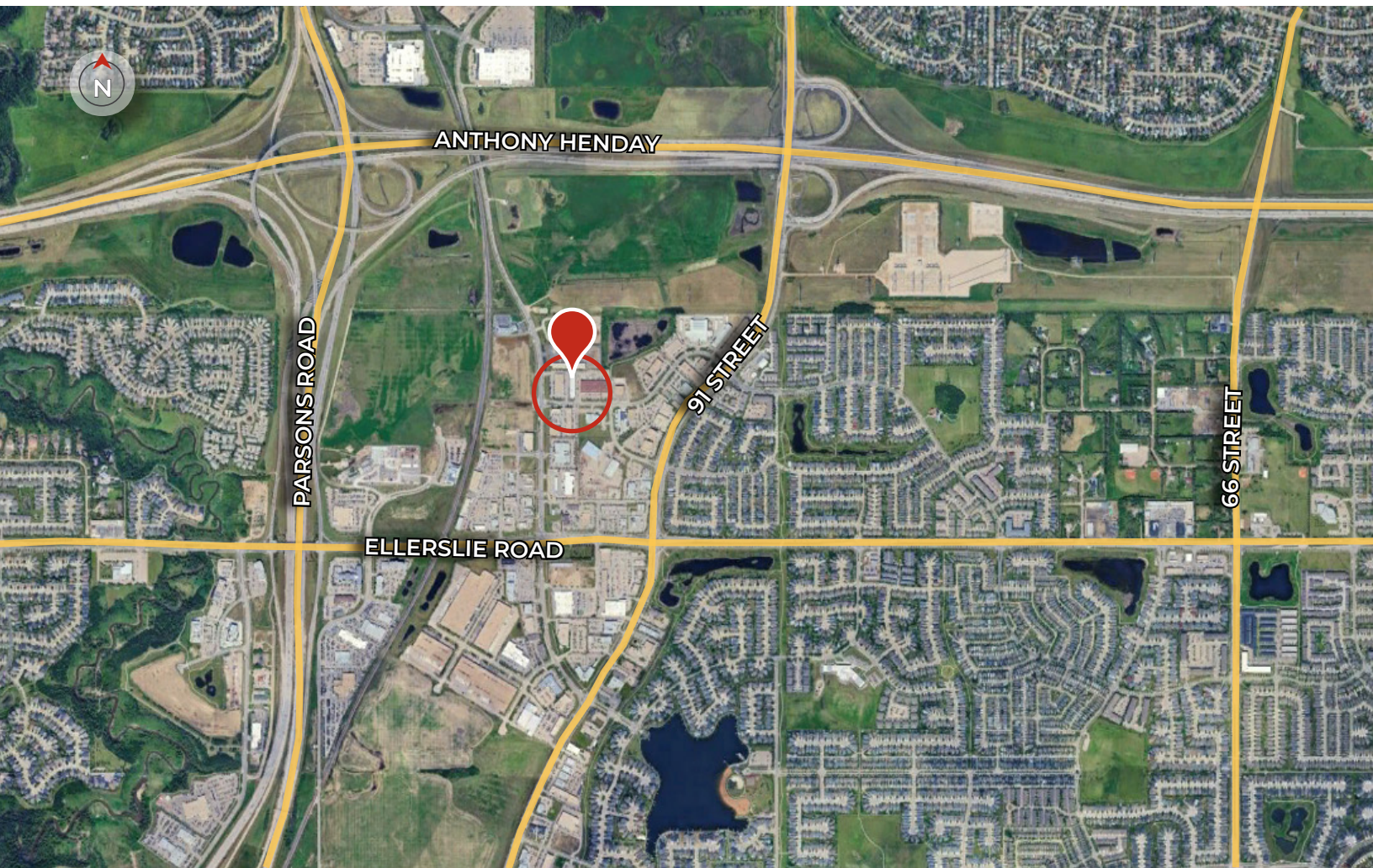
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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