



3601 82 Avenue, Leduc

First Class Office



PROPERTY DETAILS

Address:	3601 82 Avenue, Leduc
Legal:	PLAN 0827734, BLOCK 2, LOT 1
Zoning:	General Industrial (GI)
Building Size:	15,418 SF (+/-)
Op Costs:	TBC
Base Rent:	\$10.00 SF
Sublease Expiry:	September, 2029
Available:	Immediately



PROPERTY HIGHLIGHTS

- Modern, newly built out corner unit over two floors
- Tilt up concrete construction with a newly updated exterior
- Energized parking with 60 stalls
- Blend of individual offices, open work spaces, meeting/boardrooms and kitchenettes/lunchroom
- Office furniture can be used by the lessor
- Easy access to QE 2 and Airport Road

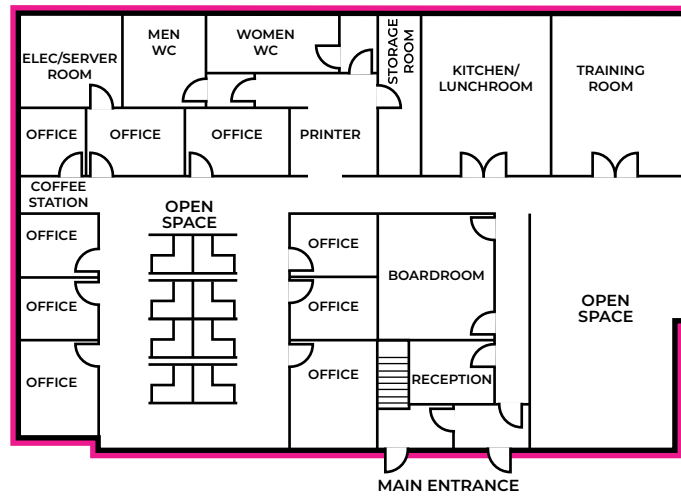


Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

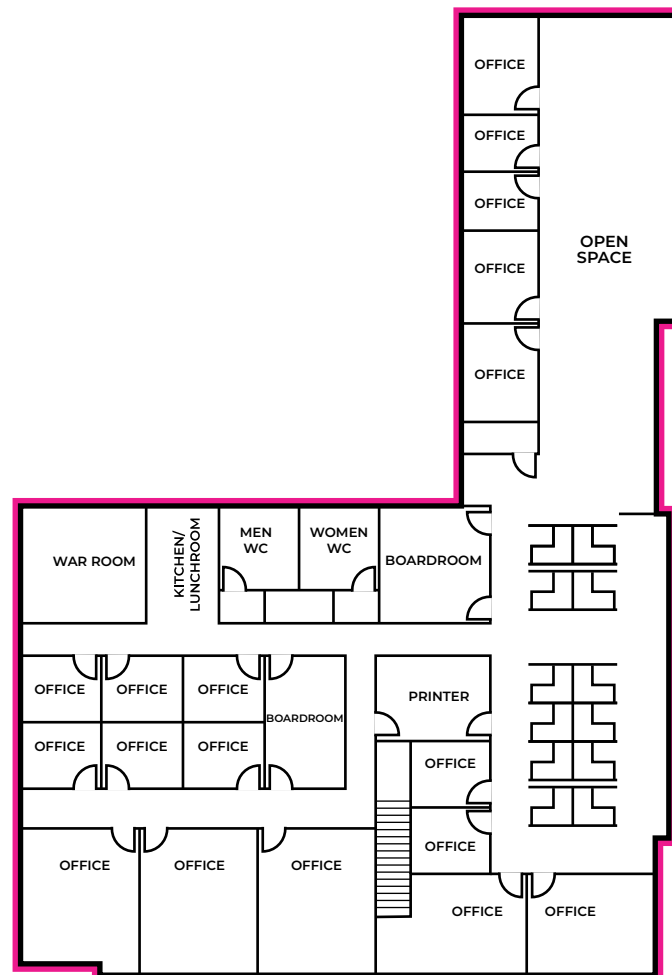
Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com



MAIN FLOOR



SECOND FLOOR



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

Property features:



RECEPTION



BOARDROOM



KITCHEN



PARKING



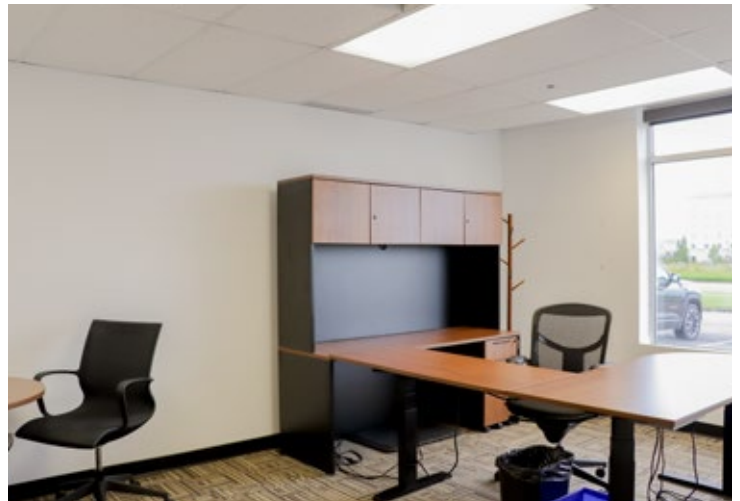
Boardroom



Abundant Natural Light Throughout



Training Room



Private Offices



Bullpen in Both Floors



Large Kitchen with Modern Appliances



RECEPTION



BOARDROOM



KITCHEN

PARKING



Private Offices



Executive Boardroom



Presentation Room



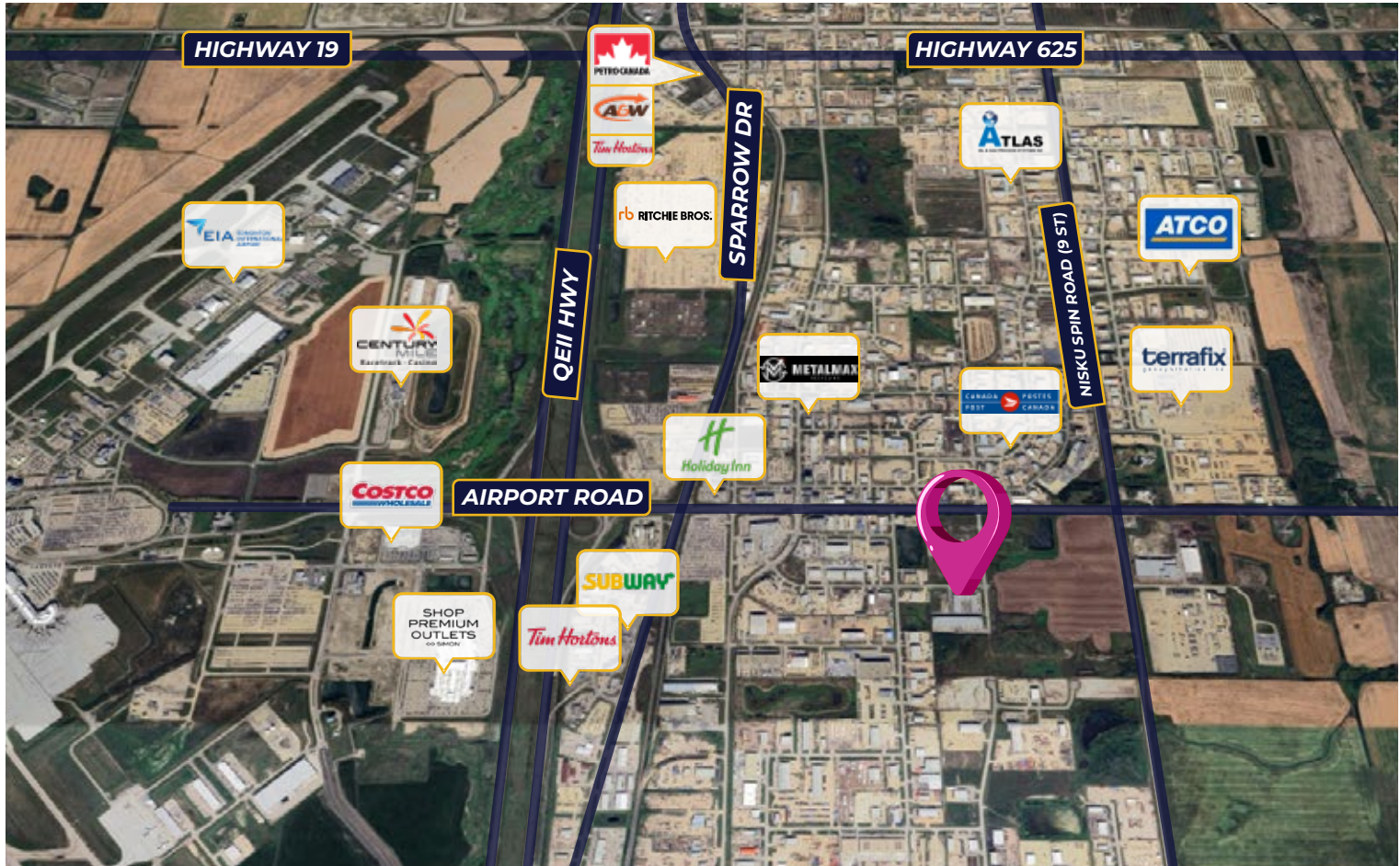
Open Space



Coffee Station



Kitchen/Lunchroom



PROPERTY DETAILS

Heat:	Central Heating System
Power:	1,600 amp, 3 phase, 600 volt (TBC)
Ceiling Height:	9' (TBC)
Parking:	60 Stalls - Energized
Lighting:	Mix of LED & Fluorescent
Security:	Camera System (Inside)

Disclaimer: Property details provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



NEIGHBORHOOD HIGHLIGHTS

- **Access to Major Highways:** Quick access to Highway 2, Highway 39, and the QEII Highway, connecting to Edmonton, Nisku, and other major Alberta regions.
- **Growing Industrial and Commercial Area:** Surrounded by a diverse range of businesses, making it ideal for manufacturing, logistics, and warehousing.
- **Nearby Amenities:** Close to hotels, restaurants, and service stations, providing convenience for employees and business operations.
- **Proximity to Leduc Downtown:** Offers easy access to local shopping centers, dining, and service-based businesses.



Jim McKinnon
Broker / Partner
780-719-8183
jim@aicrecommercial.com

Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com