

FOR LEASE

MODERN OFFICE SPACE

#201 & 214, 3910 84 Avenue, Leduc AB



HIGHLIGHTS

- 2,000 sq ft ±
- 2nd floor kitchen
- Ample parking on site
- Storage space included
- Four offices, boardroom, bullpen and kitchen

CONTACT

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ROYAL PARK
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T 780.955.7171 F 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2

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PROPERTY DETAILS

MUNICIPAL ADDRESS Units 201 & 214,
3910-84 Avenue,
Leduc, AB

INDUSTRIAL PARK Leduc Business Park

TYPE OF PROPERTY Modern office space

ZONING Light Industrial

SPACE AVAILABLE 2,000 sq ft ±

CONSTRUCTION TYPE Pre-engineered metal

HEATING Forced air

SERVICES Fully serviced

POWER 120/208V panels (TBC)

CEILING HEIGHT 22'

LIGHTING Fluorescent

PARKING Ample

POSSESSION Immediate

Financials

Monthly Gross Rate: \$3,250.00 / month
(includes utilities)

PHOTOS



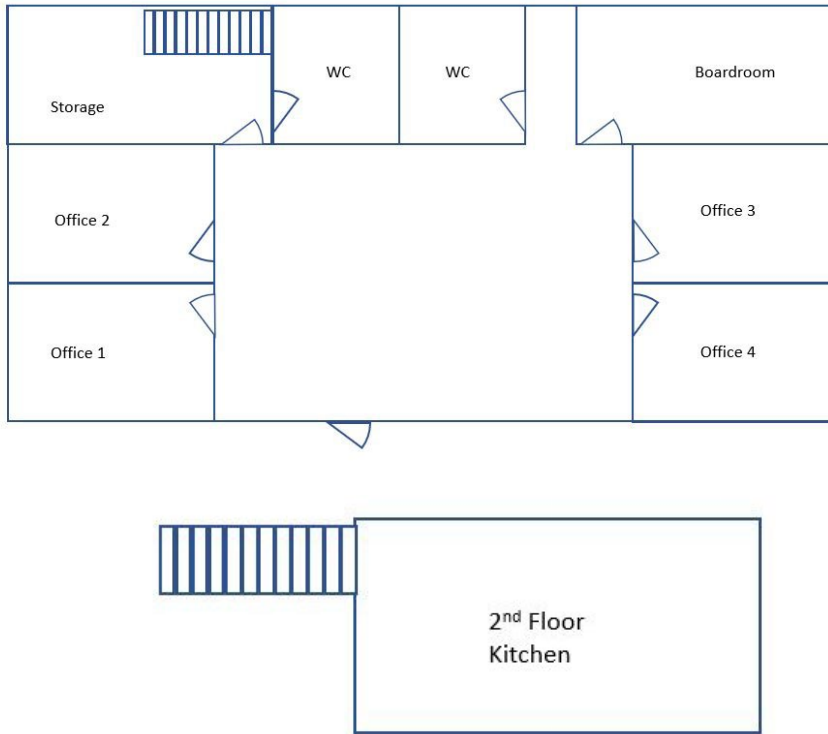
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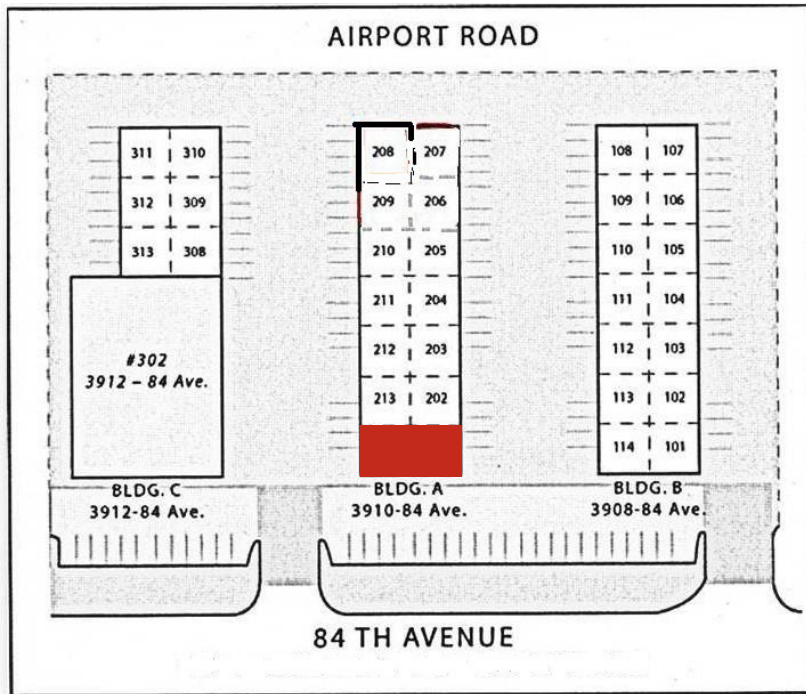
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FLOOR PLANS

(Not to scale)



SITE MAP



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PROPERTY LOCATION



Contact Us For More Information



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WE BELIEVE:

- The clients' needs are our primary concern.
- Properties should be aggressively marketed using creative sales techniques.
- Service means personal and frequent contact.
- The best approach is a candid and honest one.
- Quality is measured by performance, not promises.



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