

FOR LEASE

Second Floor Office

10607 82 Street
Edmonton, AB

**UP TO SIX MONTHS
FREE BASE RENT ON
QUALIFIED DEALS!**



Ian Fletcher

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Shafin Devji

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Commercial

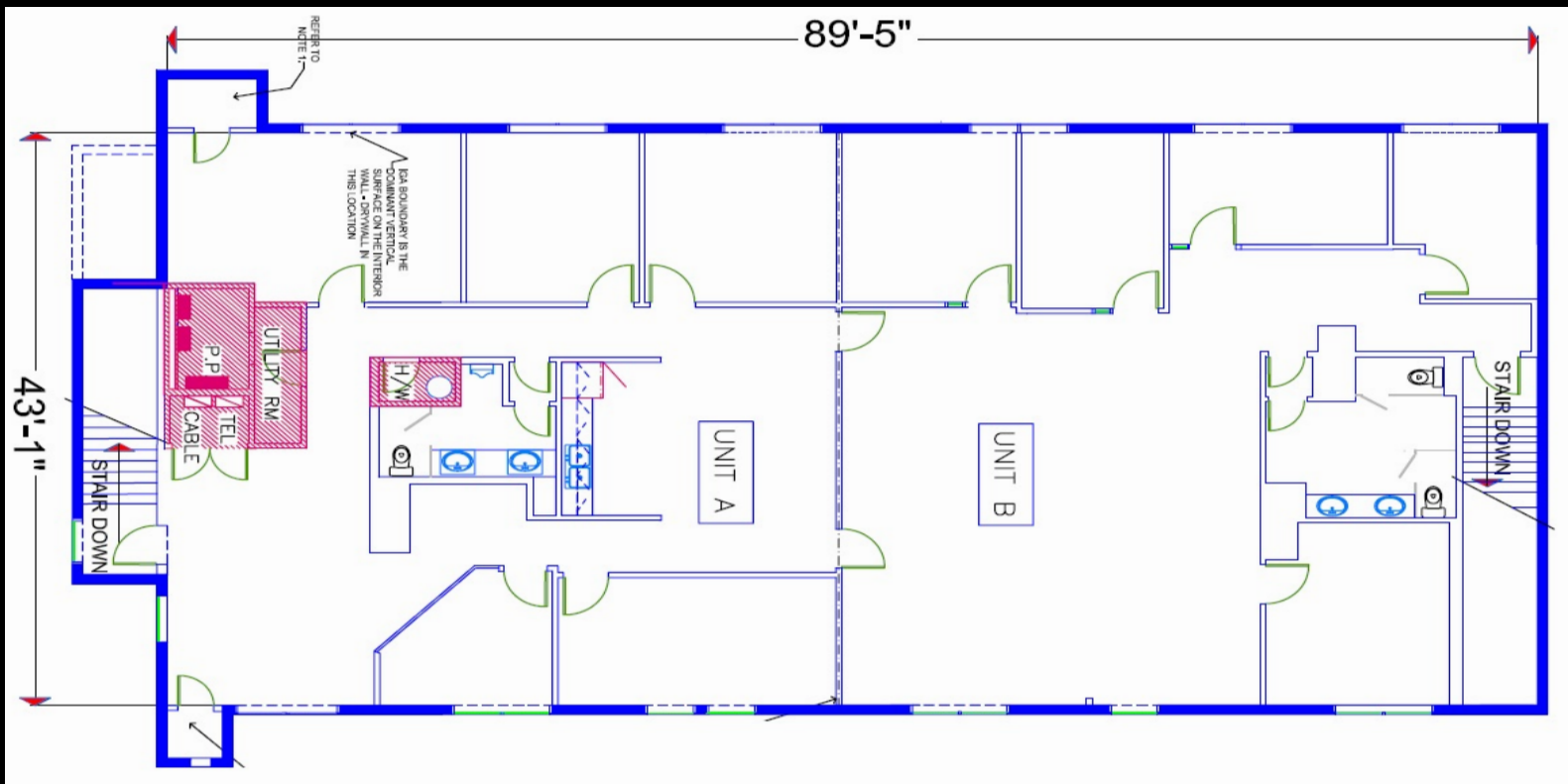
MaxWell Polaris

FOR LEASE

Full Floor Opportunity

10607 82 Street
Edmonton, AB

- Utilities Included in Op Costs
- Windows in all Offices, West and East sides
- Front and Rear Access Stairs
- Minutes to Downtown via Rowland Rd
- Easy Access to Capilano/Wayne Gretzky Drive
- 10 Offices, Kitchen, Open Area, Boardroom and 2 Washrooms



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ZONING	CN
YEAR BUILT	1978
TOTAL SF AVAIL	2,002 SF - 4,158 SF
HEATING	Roof Top HVAC Replaced in 2022
PARKING	Up to 14 Assigned + Street
LEASE RATE	\$10.00 PSF
OPERATING COSTS	\$12.42 PSF Includes Utilities
AVAILABLE	Immediately



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