

FOR LEASE

\$19 PSF

210-5 Spruce Village Way

Spruce Grove, AB

PROPERTY DESCRIPTION

This fully finished office space is available for lease in Spruce Village Centre.

The move-in-ready unit features six private offices, a boardroom, a printer area, and a kitchen.

Located just off Grove Drive, Unit 220 offers a prime upstairs location with immediate possession.



SEE PROPERTY VIDEO

\$19 PSF

BASE RENT

1,988 ft²

AVAILABLE SPACE

MODIFIED GROSS

SERVICE TYPE

3 YEARS

LEASE TERM

IMMEDIATE

POSSESSION

Colin Ewanchyshyn

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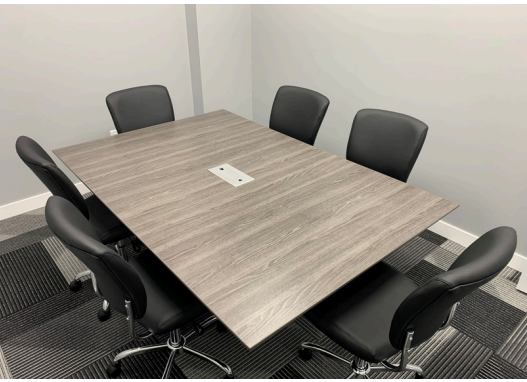
RE/MAX
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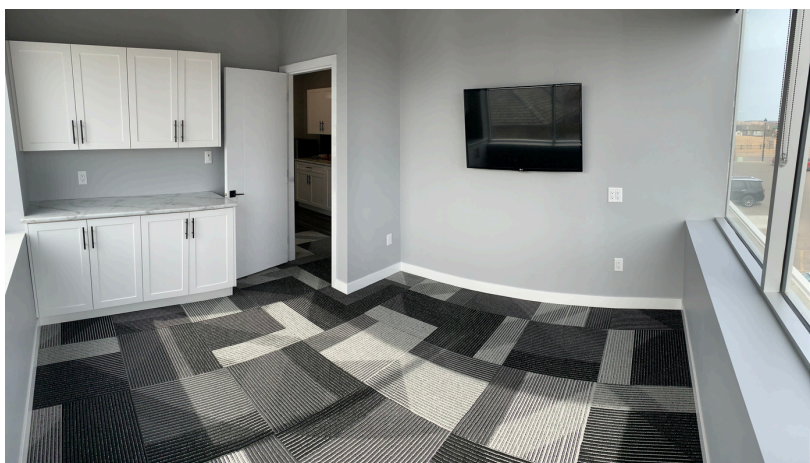
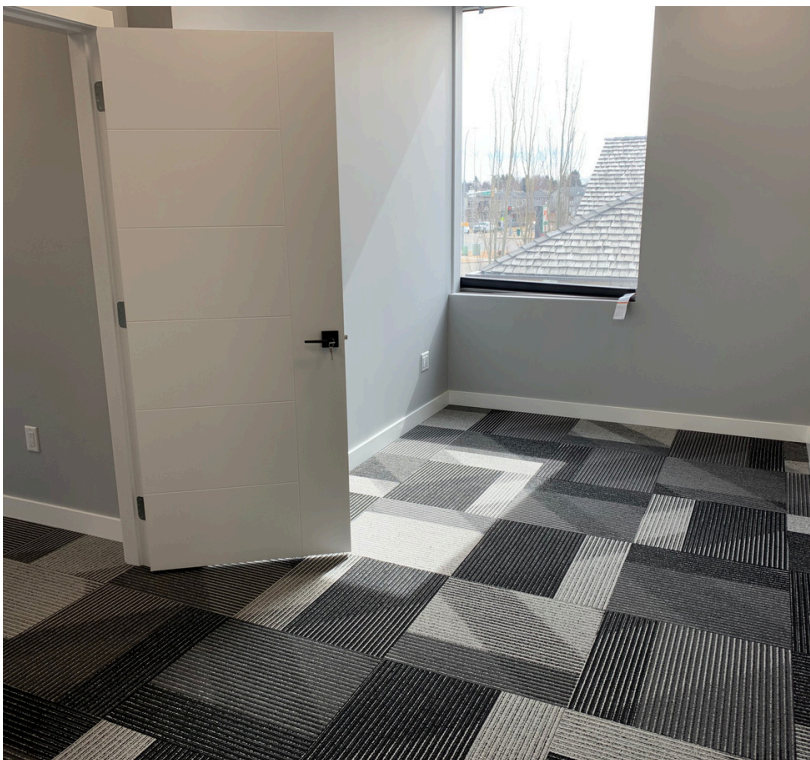
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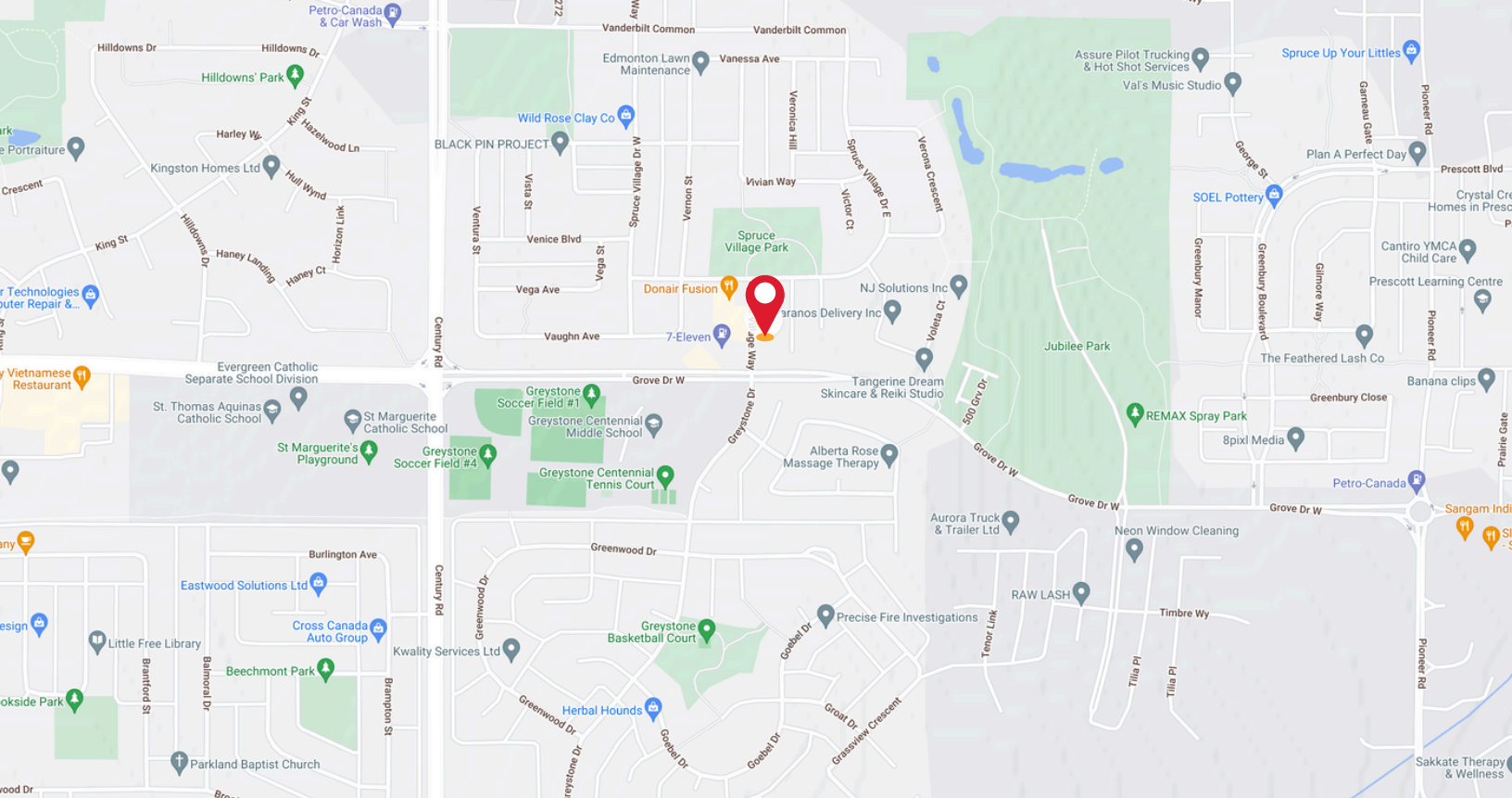
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PROPERTY GALLERY



PROPERTY GALLERY





DEMOGRAPHICS

3KM RADIUS IN 2024



COMMUTE
92.5% Car



HOUSING
Owner: 84.3
Renter: 15.7%



INCOME
Individual: \$71.3k
Family: \$146.4k