



For Sublease

# Office/Warehouse Condo

2443 Ellwood Drive SW | Edmonton, AB

±1,978 SF with grade loading

- Functional space with mezzanine
- Prime South Edmonton Location
- Ample Parking & Prominent Signage
- Headlease term available

For more information contact:

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Associate Vice President

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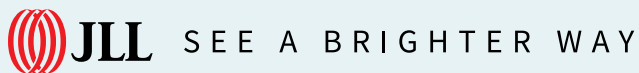
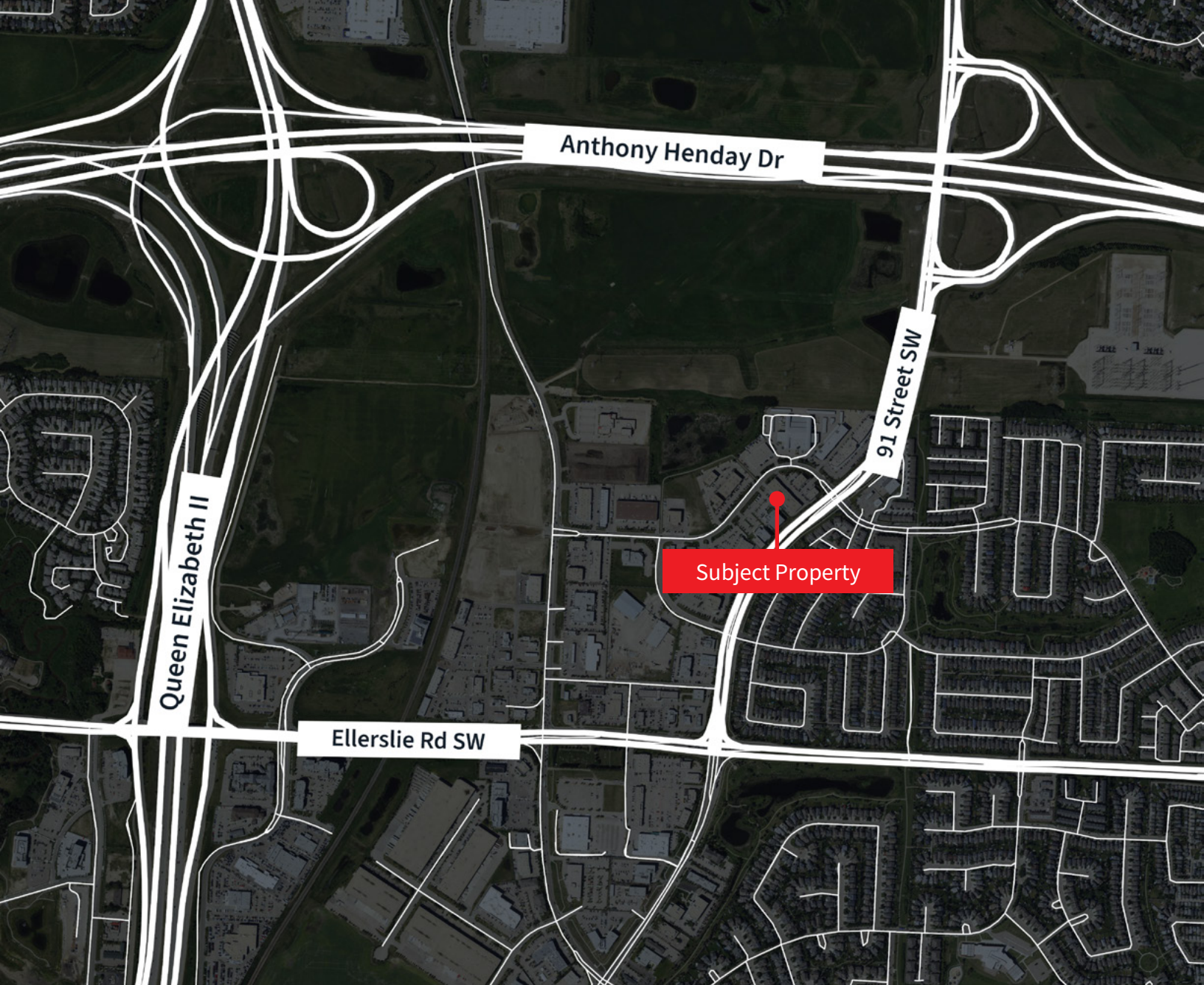


## Property Details

<b>Municipal Address</b>	2443 Ellwood Drive SW, Edmonton
<b>Zoning</b>	EIB - Ellerslie Industrial Business Zone
<b>Available Area</b>	1,978 SF
<b>Year Built</b>	2007
<b>Construction</b>	Reinforced concrete
<b>Column Grid</b>	TBD
<b>Building Depth</b>	TBD
<b>Power</b>	100 Amp (TBC)
<b>Ceiling Height</b>	22'

<b>Heating</b>	RTU office / OH Heater warehouse
<b>Lighting</b>	T5/LED
<b>Sprinklered</b>	No
<b>Loading</b>	(1) 12' x 16' Grade
<b>Lease Rate (PSF)</b>	\$4,000 / mo
<b>Op. Costs (PSF)</b>	inclusive
<b>Sublease Expiry</b>	December 5, 2026
<b>Other</b>	Headlease term available





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