

**FOR LEASE**

\$2,500/ Month



## PRIME SECOND FLOOR OFFICE

12122 163 Street Edmonton Alberta

**RE/MAX Excellence Commercial Division is pleased to present an affordable second-floor office opportunity in West Edmonton, offering 2,000 square feet of bright, flexible workspace with all utilities included.**

2000 square foot Office Space on the second floor, ideal for professional services, small to medium businesses, creative offices, or administrative operations.

- **Gross rent: \$2,500 per month** — all utilities included (heat, water, electricity, and common area maintenance covered)
- Bright, open layout with excellent natural light
- Convenient West Edmonton location with easy access to major roadways, ample parking, nearby amenities, retail, dining, and public transit
- Move-in ready potential with flexible configuration options

Affordable, hassle-free leasing in a high-demand West Edmonton area. Perfect for growing teams seeking value and convenience.

**RE/MAX**  
COMMERCIAL<sup>®</sup>  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

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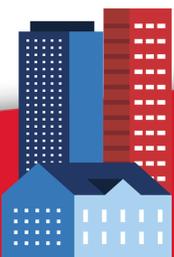
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