

FOR LEASE

STRATHCONA COUNTY SECOND FLOOR OFFICE

NAI Commercial



1411 - 90 AVENUE | STRATHCONA COUNTY, AB | 1,900 SF± OFFICE

PROPERTY DESCRIPTION

- 1,900 sq.ft. space available
- Kitchenette, washroom, reception area
- Modern design with 4 offices and boardroom (or 5 offices)
- Energized parking stalls
- Quick access to 17 Street, Sherwood Park Freeway, Anthony Henday Drive and Wye Road



HENNADIY (GHENA) MENYAYLOV

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JESSE ALAEDDINE

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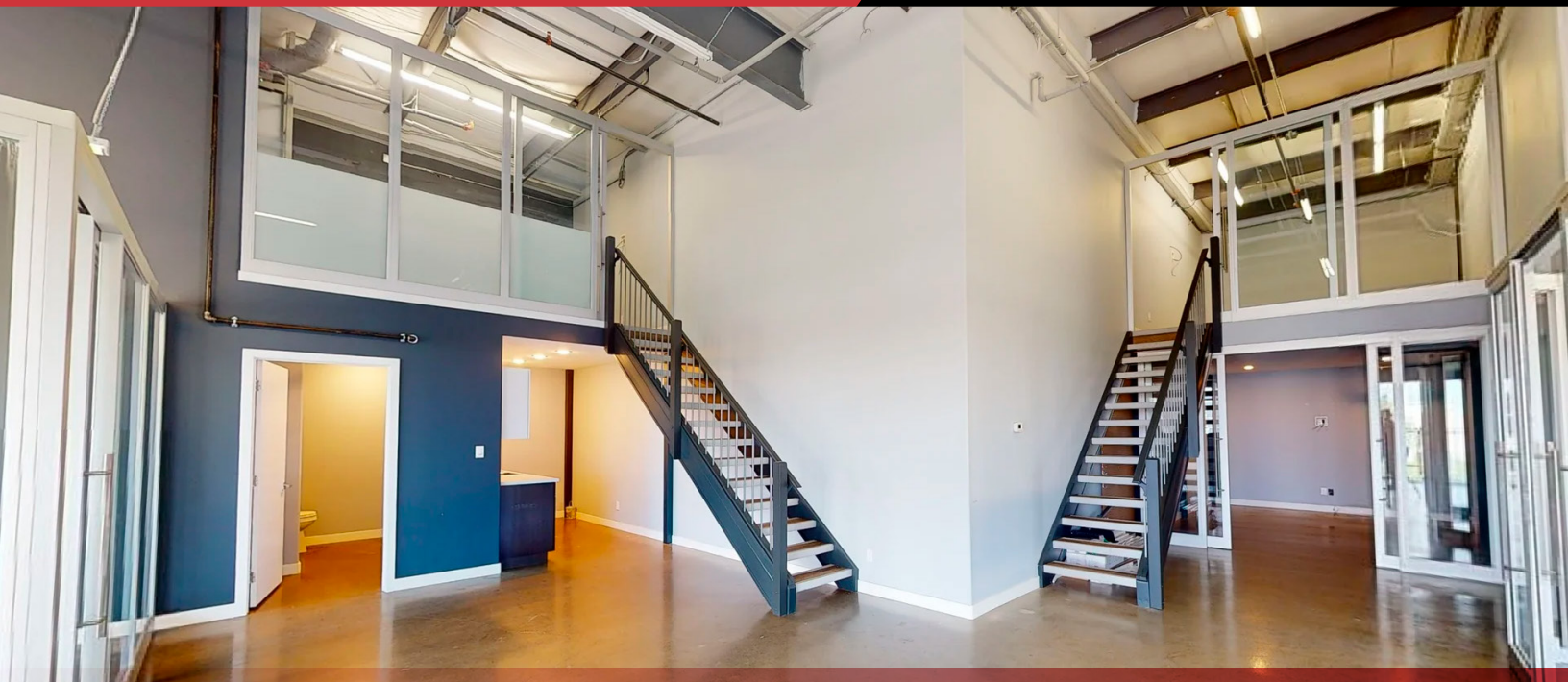
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	1,900 sq.ft.±
LEGAL DESCRIPTION	Plan 0826916 Lot 5 Block 2
ZONING	Medium Industrial (IM)
AVAILABLE	Immediately
GROSS LEASE RATE	\$17.00/sq.ft./annum (2024 budget) includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, power and water)



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