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FOR LEASE

Downtown Street Retail/Office Space

10159 – 101 Street

Edmonton, Albert



- Lease Space:** Main floor street front
1,454 sq. ft. (more or less)
- Net Lease Rate:** \$28 per square foot
- Operating Costs:** \$ 7.23 per square foot plus all utilities
- Occupancy:** November 1, 2011
- Lease Term:** Minimum 5 years
- Space Features:** Nicely appointed with new interior
Reception and large waiting area
Large boardroom
4 offices
- Parking:** Includes AT NO ADDITIONAL COST – 1 stall at rear of building
- Area features:** Heart of downtown on busy traffic route through downtown
Strong weekday walk traffic
Short-term parking and delivery parking on street
Close to several parkades, bus and LRT
- Zoning:** CCA (Core Commercial Arts Zone)

For further information and to view property call Nora Lizotte 780-499-9001

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