



Lizotte and Associates Real Estate Inc.

10505 Jasper Avenue, Edmonton, Alberta T5J 1Z4

Phone: 780-488-0888

Fax: 780-483-2277

Email: info@lizotterealestate.com

Website: www.lizotterealestate.com

Office Space For Sub-Lease/Lease
Close to downtown – great location on main artery

9613 – 111 Ave

Edmonton, Alberta



Sub-Lease Space:

**Main floor
950 sq. ft. (more or less)
plus 250 sf shared boardroom**

Gross Sub-Lease Rate:

**Blended rate of \$14 per sq ft
or \$1400 + GST per month
(includes all utilities and
in-suite janitorial and use
of boardroom)**

Occupancy:

Flexible

Sub-Lease Term:

Lease expires Dec. 31, 2012; new lease may be negotiated

Space Features:

**Brand new interior construction and finishing
Washroom, kitchenette and private back entrance
1 parking stall at back plus 1 stall for clients on a first-come-first-serve basis**

Area features:

**½ block east of 97 Street on busy 111 Ave
Bus route from several corners of city**

Zoning:

CB1

**For further information and to view property call Liam Whalen 780-940-7296
Nora Lizotte 780-499-9001**