

FOR LEASE

SHERWOOD INDUSTRIAL SECOND FLOOR OFFICE

2323 91 AVE NW, EDMONTON, AB

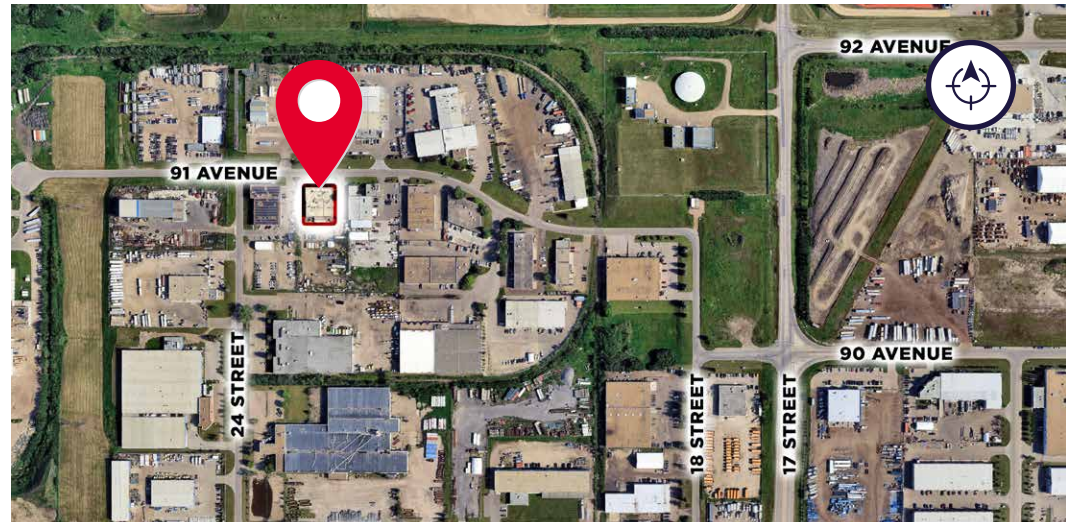
**CUSHMAN &
WAKEFIELD**
Edmonton



FULL SECOND FLOOR AVAILABLE

6,750 SF FULLY DEVELOPED SECOND FLOOR OFFICE SPACE

- Move-in Ready
- Located in Sherwood Industrial Estates, minutes from Sherwood Park Freeway & Anthony Henday Drive
- Fully developed office space featuring seventeen (17) offices, meeting room, bistro, washrooms and storage
- Independent second floor entry with freight / handicap accessible elevator
- Seventeen (17) dedicated parking stalls
- Edmonton address with County of Strathcona tax rates



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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DETAILS

MUNICIPAL ADDRESS: 2323 91 Ave NW, Edmonton, AB, T6P 1L1

ZONING: IM (Allows for Office & Labs Uses)

NEIGHBOURHOOD: Sherwood Industrial Estates

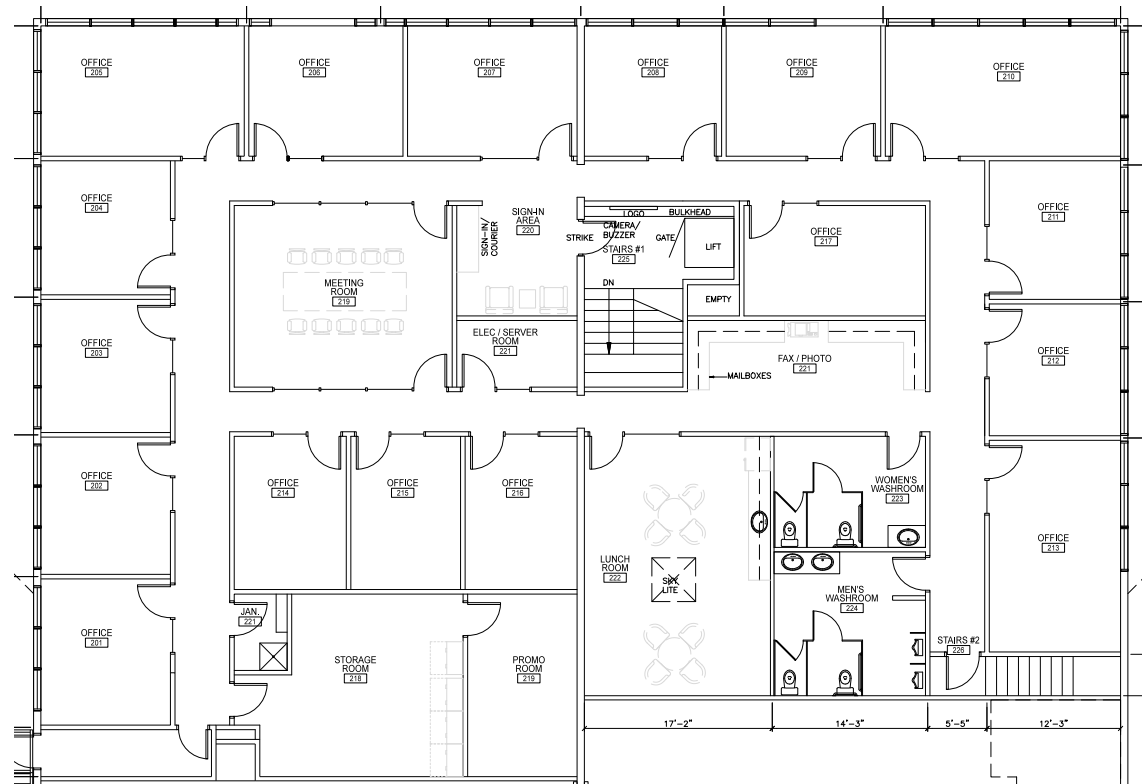
AVAILABLE AREA: 6,750 SF

GROSS MONTHLY RENT: \$10,500 +GST
Plus utilities

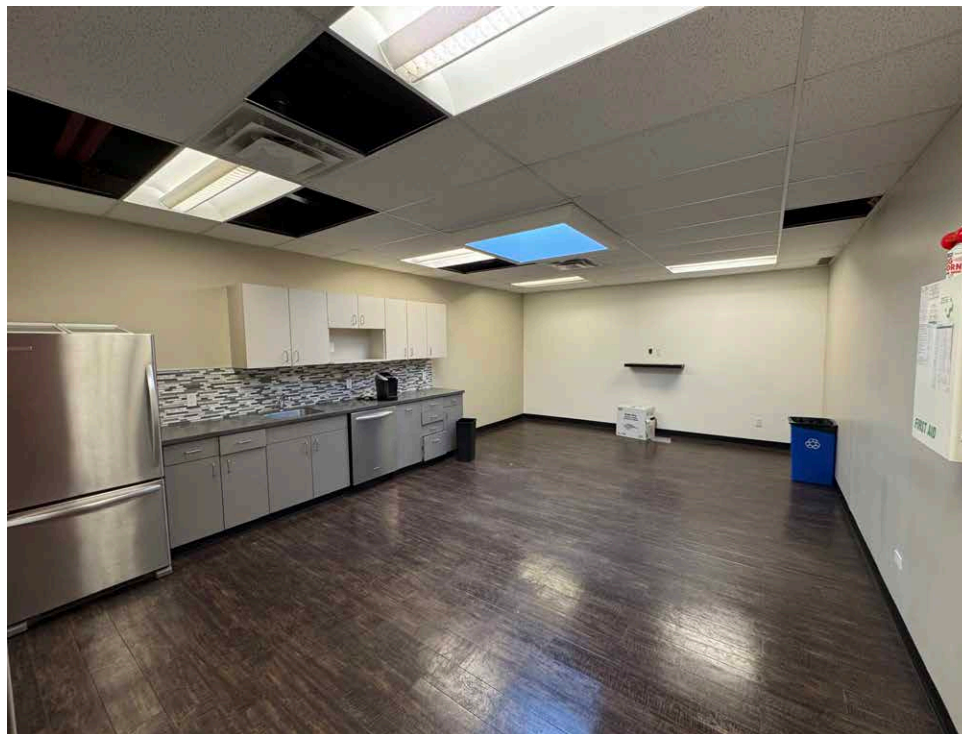
PARKING: 17 Dedicated Stalls
Potential for more if required



FLOOR PLAN



PROPERTY PHOTOS





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