

FOR LEASE

SOUTHEAST INDUSTRIAL SECOND FLOOR OFFICE

1503 77 AVENUE NW, EDMONTON, AB

**CUSHMAN &
WAKEFIELD**
Edmonton



1,100 SF FULLY DEVELOPED SECOND FLOOR OFFICE

- Located on the second floor of Storage Alberta, this private, self-contained office space is an excellent fit for a small business, contractor, or professional team looking for cost-effective workspace in Southeast Edmonton.
- The property sits just off 76 Avenue NW with fast connections to Sherwood Park Freeway and Anthony Henday Drive and offers ample on-site parking for convenient staff and client access.



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

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PROPERTY DETAILS

MUNICIPAL ADDRESS: 1503 77 Avenue NW
Edmonton, Alberta

ZONING: BE - Business Employment

BUILDING SIZE: 1,100 SF

BUILDING AGE: 2004

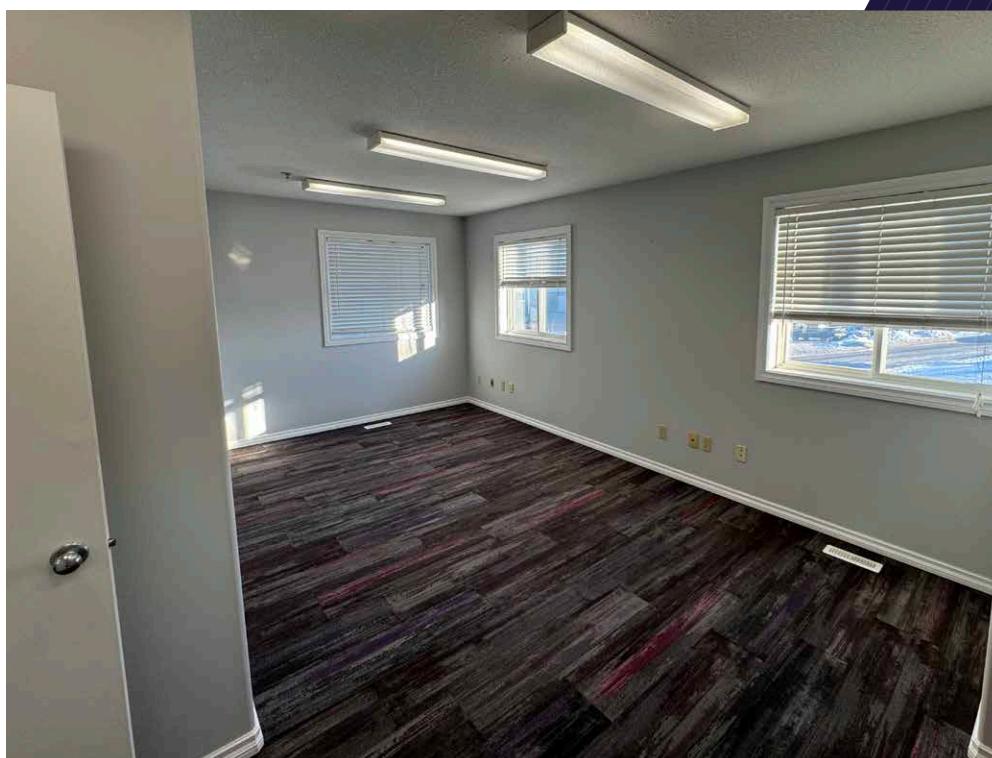
LEASE RATE: \$15.75 per SF gross
= \$1,443.75/month + gst

PARKING: 3 dedicated stalls

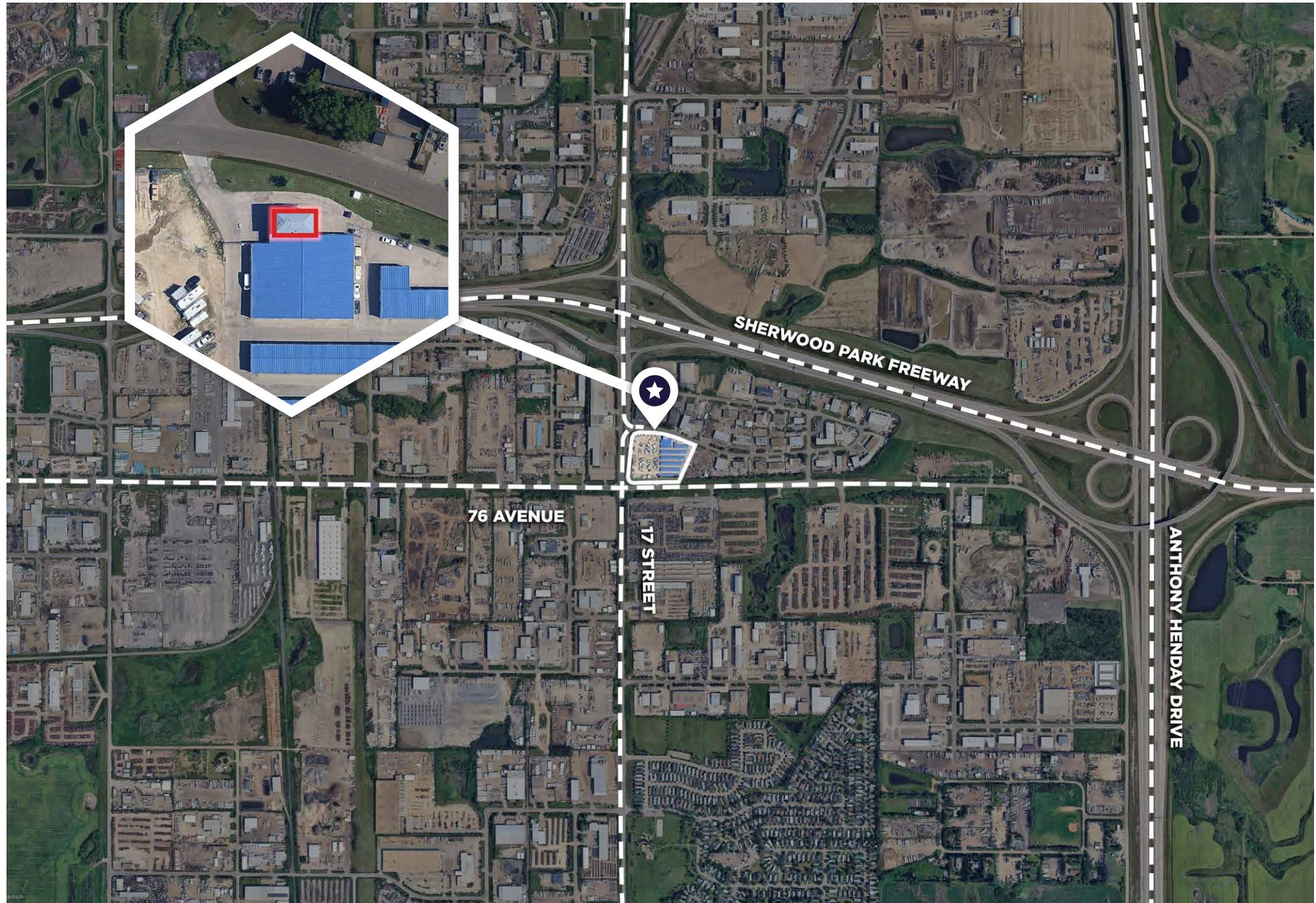
AVAILABILITY: Immediately



PROPERTY HIGHLIGHTS



- Four private office rooms
- Private bathroom, kitchenette with sink and cupboards
- Private entrance via indoor stairwell (no elevator)
- Three dedicated parking stalls
- Utilities included (heat, electricity, water)
- Tenant to arrange own internet and phone service



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