

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](http://www.cwedm.com)

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**Kennedy Munro**  
Associate  
780-966-2315  
[kennedy.munro@cwedm.com](mailto:kennedy.munro@cwedm.com)

**Zeshan Qureshi, CPA, CA**  
Partner  
780-238-4576  
[zeshan.qureshi@cwedm.com](mailto:zeshan.qureshi@cwedm.com)

# PROPERTY DETAILS

<b>MUNICIPAL ADDRESS:</b>	1503 77 Avenue NW Edmonton, Alberta
<b>ZONING:</b>	BE - Business Employment
<b>BUILDING SIZE:</b>	1,100 SF
<b>BUILDING AGE:</b>	2004
<b>LEASE RATE:</b>	\$15.75 per SF gross = \$1,443.75/month + gst
<b>PARKING:</b>	3 dedicated stalls
<b>AVAILABILITY:</b>	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



