

FOR LEASE



HIGH END NISKU OFFICE SPACE

607 18 Avenue Nisku

**TURNKEY OFFICE SPACE IN NISKU
FURNITURE INCLUDED**

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

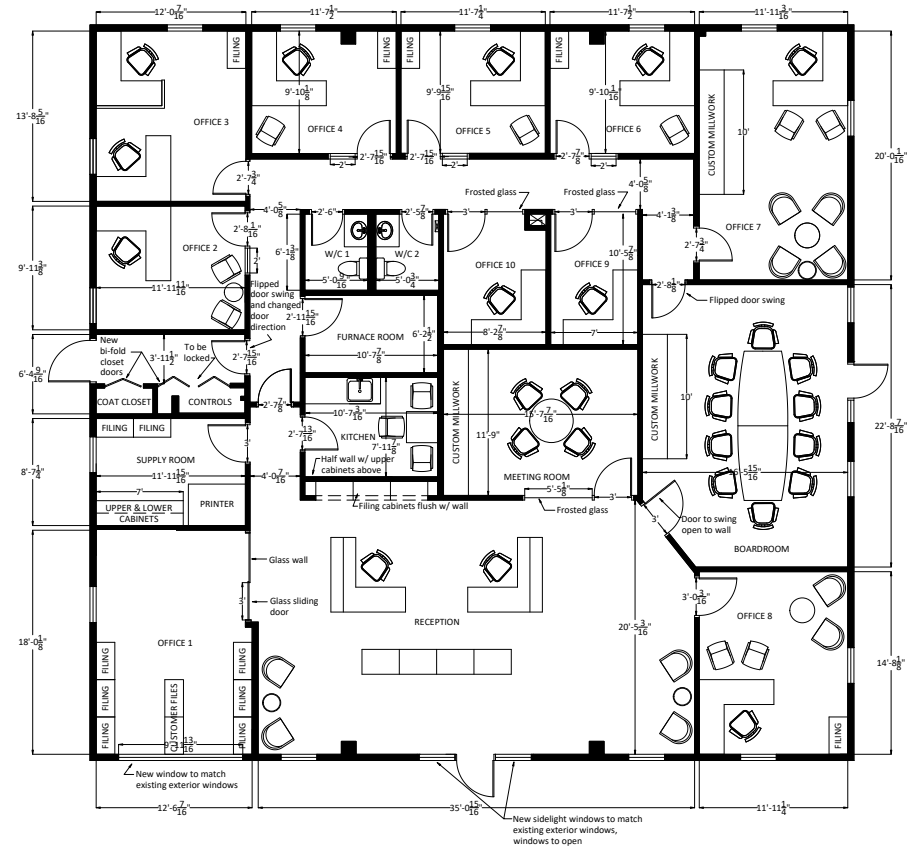
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Zeshan Qureshi CPA, CA
Partner
780 238 4576
zeshan.qureshi@cwedm.com

Jack Norris
Associate
780 934 7110
jack.norris@cwedm.com

PROPERTY DETAILS

Municipal Address	607 18 Avenue Nisku
Building Size	5,410 SF
Zoning	GI - General Industrial
Parking	Ample
Availability	Immediately
Lease Rate	\$16.00 / SF
Operating Costs:	\$5.00 / SF (Includes Utilities)



PROPERTY HIGHLIGHTS

- Large open concept reception/waiting area
- Well appointed boardroom
- 10 individual offices
- Lunchroom/kitchenette
- Supply-room w/grade loading for field equipment
- Air conditioning
- White noise cancelling throughout



AREA DEMOS



HOUSEHOLDS

1KM	3KM	5KM
0	127	393



POPULATION

1KM	3KM	5KM
0	396	1,467



AVERAGE INCOME

1KM	3KM	5KM
\$0	\$211,096	\$208,156



VEHICLES PER DAY

Queen Elizabeth II Highway:
107,240 VPD
20 Avenue: 15,460 VPD





KEEP IN TOUCH



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