



FOR SUBLEASE

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**CUSHMAN & WAKEFIELD
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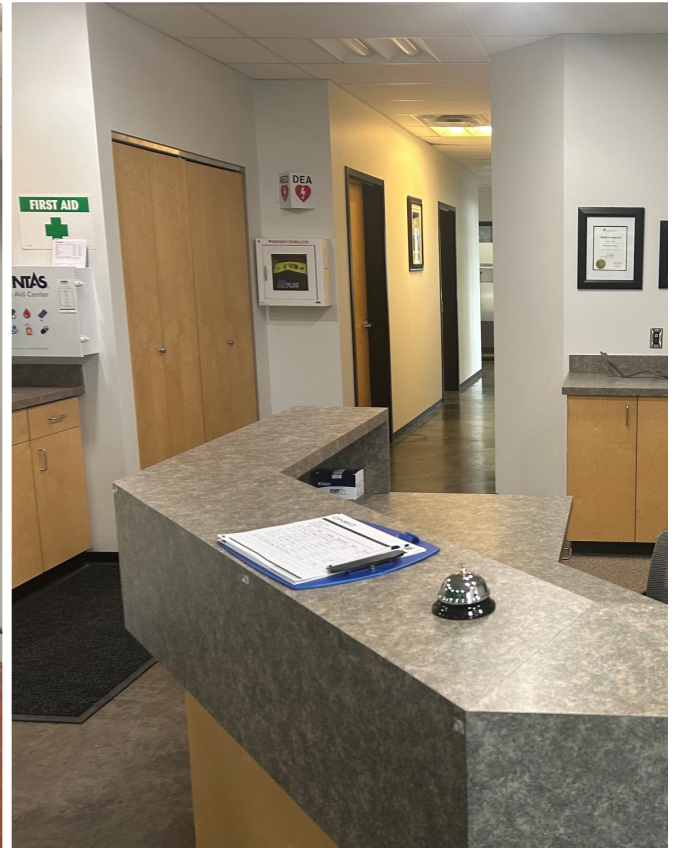
**CUSHMAN &
WAKEFIELD**
Edmonton

PROPERTY DETAILS

MUNICIPAL ADDRESS	3811 78 AVENUE, EDMONTON, AB
BUILDING SIZE	5,000 SF
LEASE RATE	\$13.00 / SF
OPERATING COST	\$16.19
PARKING	AMPLE SURFACE AVAILABLE
SUITE #	100
FLOOR	MAIN
AVAILABILITY	IMMEDIATELY

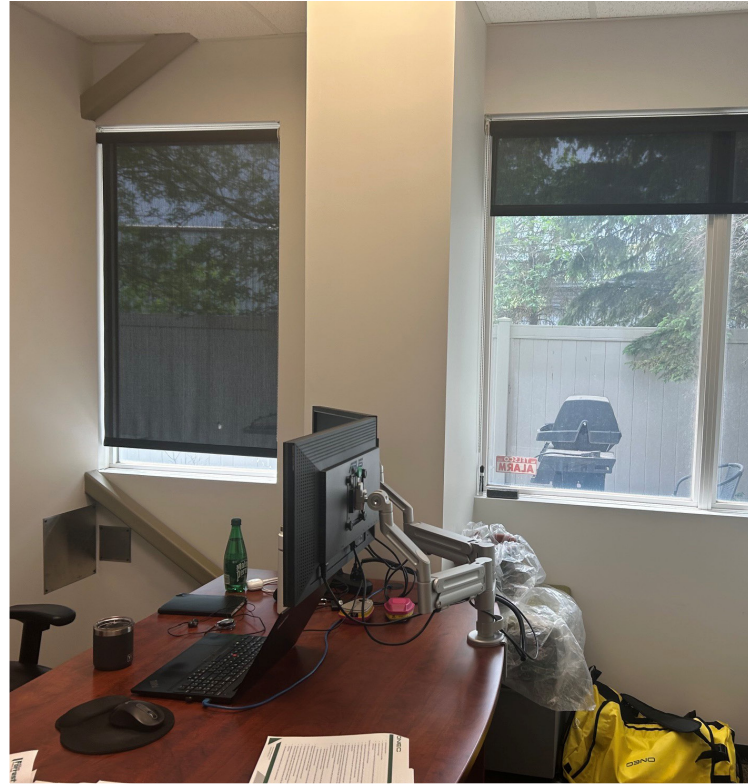
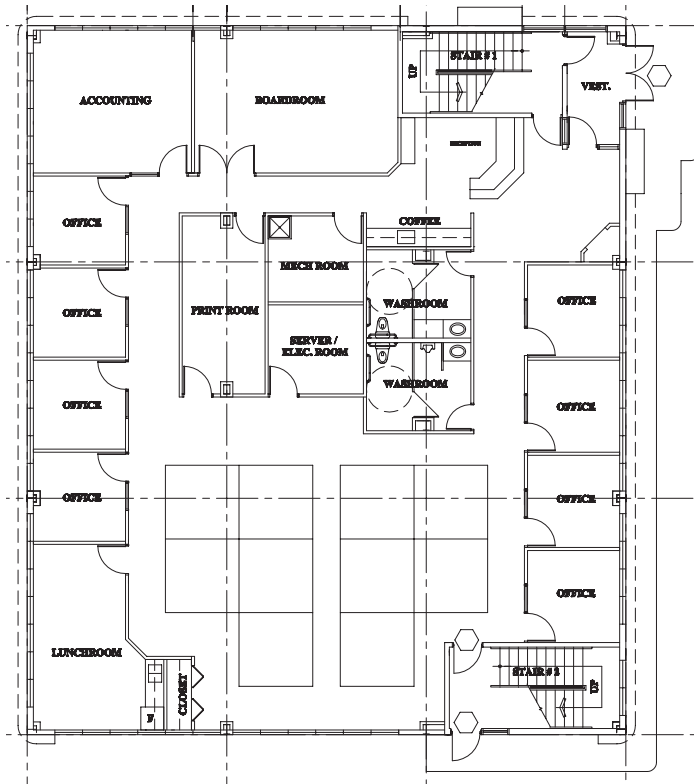
PROPERTY HIGHLIGHTS

- Accessible southside location
- Nicely developed and furnished office space
- Attractive sublease until November 30, 2030
- Ample parking
- Exterior building signage is available
- Outdoor picnic area



FLOOR PLAN

MAIN FLOOR



AERIAL



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