

SECOND FLOOR OFFICE SPACE

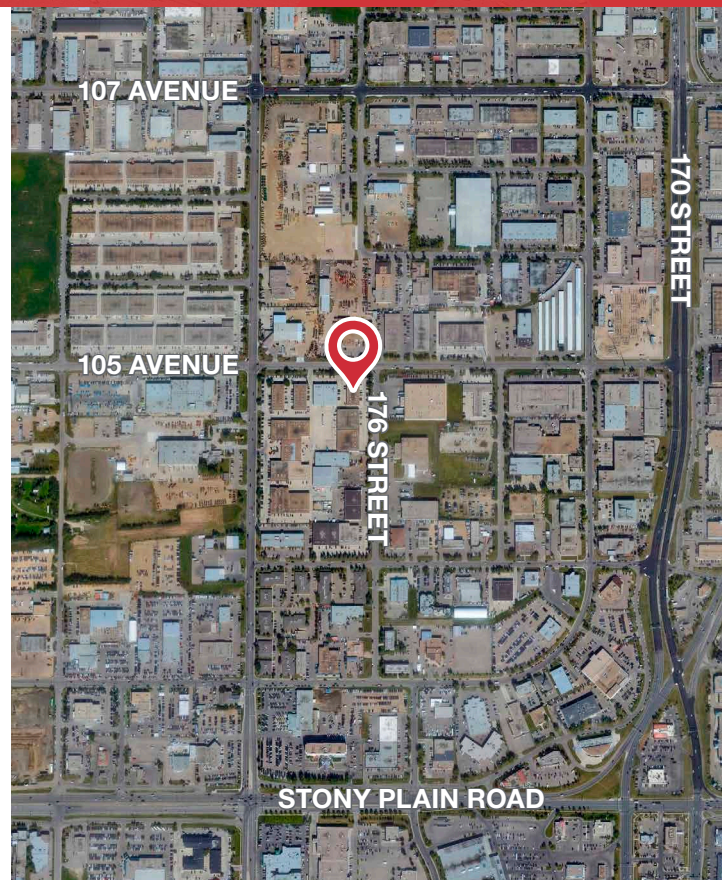
Unit 201, 10470 - 176 Street Edmonton, Alberta

Property Features

- Strategically located in West Edmonton
- Fully developed office space with (4) offices, boardroom, filing room, kitchen and large open reception area
- Move in ready with updated flooring for new tenant
- Double row surface parking
- Well maintained and managed 2 storey property
- Easy access to Stony Plain Road and Anthony Henday Drive

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For Lease
 Unit 201, 10470 - 176 Street, Edmonton, Alberta



Property Information

SIZE AVAILABLE	Unit 201: 1,489 sq.ft.±
LEGAL DESCRIPTION	Lot: 1A, Block: 6, Plan: 8922420
ZONING	IB
PARKING	Double row surface parking
LEASE TERM	3 - 5 Years
MODIFIED GROSS LEASE RATE	\$16.00/sq.ft./annum (2021) Includes common area maintenance, property taxes, building insurance, management fees, gas, power and water

