

**FOR LEASE**

**NAI Commercial**






**ENTERPRISE CENTRE**

FULLY DEVELOPED MAIN FLOOR OFFICE SPACE (2,519 SF±)



**6766 - 75 STREET | EDMONTON, AB | MODERN OFFICE SPACE**

**PROPERTY HIGHLIGHTS**

-  Modern high end office finishing with functional layout
-  Comprised of 6 offices, boardroom, kitchenette and two washrooms
-  Space ideal for professional tenants (ie. accountant, lawyer, engineer, etc.)
-  Space offers exposure to approximately 35,500 vehicles per day (City of Edmonton traffic count, 2022)
-  Double row front parking and rear parking available



**VINCE CAPUTO** MBA, SIOR

Partner

780 436 7624

vcaputo@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



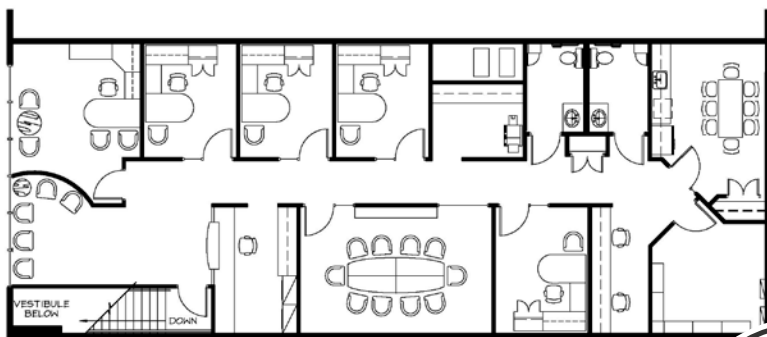
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## ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Condo Plan 0124860, Unit 12
SIZE AVAILABLE	2,519 sq.ft.±
ZONING	Business Employment Zone (BE)
PARKING	On-site parking
LEASE RATE	\$15.00/sq.ft./annum
ADDITIONAL RENT	\$8.80/sq.ft./annum (2023 estimate) includes property taxes, building insurance, common area maintenance and management fees
ADDITIONAL FEATURES	Office furniture can be included with the premises at no extra cost



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