FOR LEASE

SPRINGWOOD COURT - OFFICE SPACES

NAI Commercial

4220 - 98 STREET | EDMONTON, AB | VARIOUS SIZE OPTIONS AVAILABLE

PROPERTY HIGHLIGHTS

- Multiple size configurations available
- Great accessibility off Whitemud Drive and 98 Street
- Surface and covered parking available
- Turnkey options available
- Lobby area recently updated
- Professionally managed building

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ADDITIONAL INFORMATION

AREA AVAILABLE	1,392-5,154 sq.ft.± (Rentable)
LEGAL DESCRIPTION	Plan 7821925; Block 6; Lot 7
ZONING	Business Employment (BE)
AVAILABLE	Immediately
LEASE TERM	Negotiable
NET LEASE RATE	Starting at $10.00/sq.ft./annum
OPERATING COSTS	$14.81/sq.ft./annum (2025 budget) includes property tax, building insurance, common area maintenance, management fees and utilities (water, gas, power)

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

780 436 7410

NAIEDMONTON.COM

4226 KEV25

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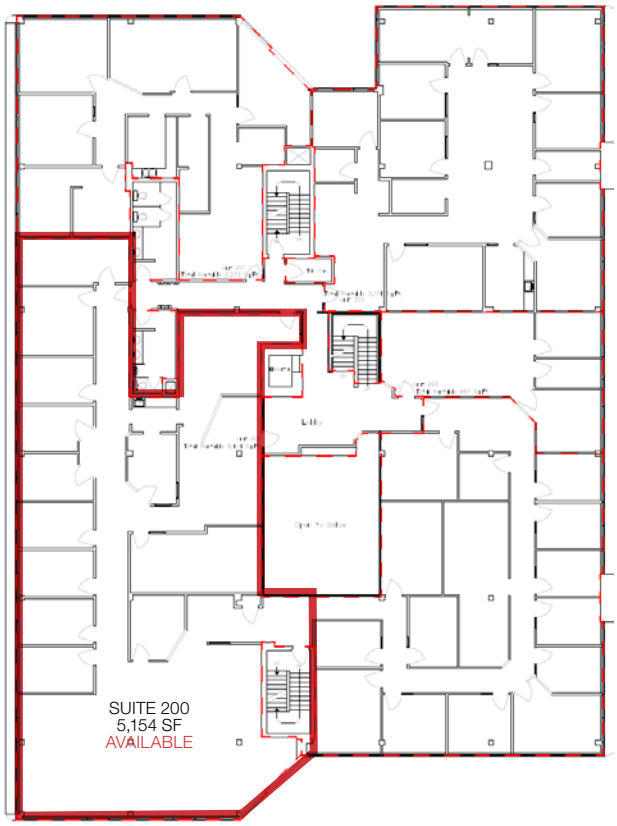
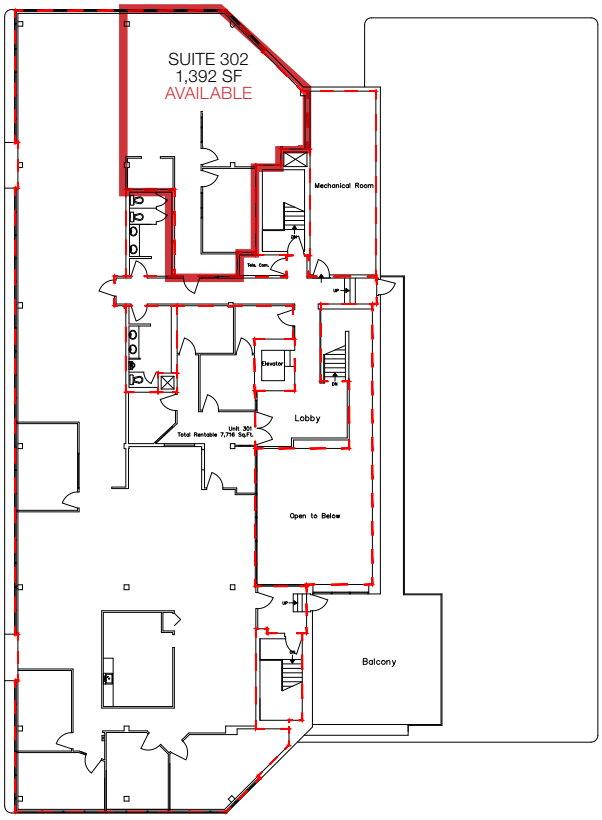
SECOND FLOOR



THIRD FLOOR



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