

FOR LEASE

WESTERN LAW BUILDING

NAI Commercial

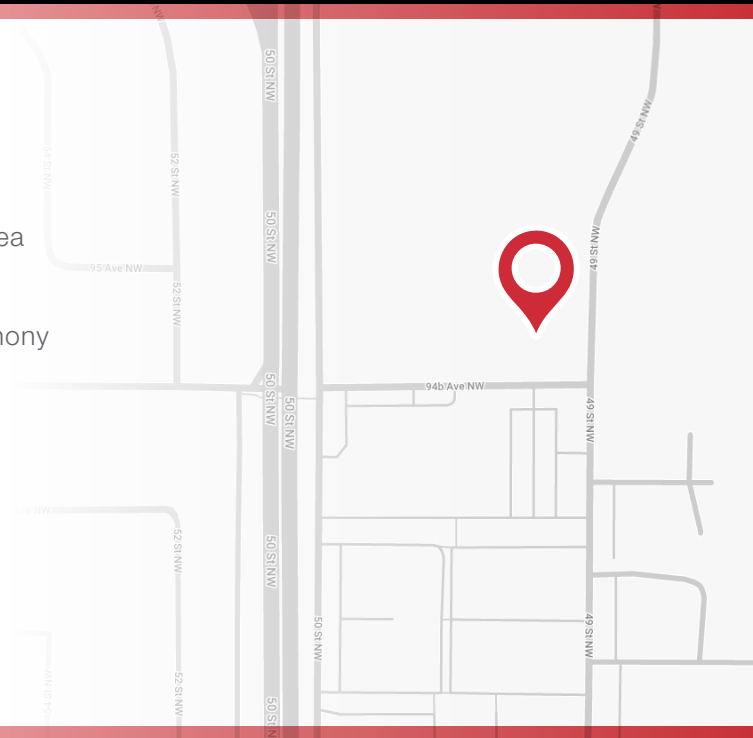


9440 - 49 STREET | EDMONTON, AB | ECONOMIC OFFICE

PROPERTY HIGHLIGHTS

- Economic office space
- Well maintained professional building located in Capilano area within east Edmonton corridor
- Convenient access to the Yellowhead Highway and the Anthony Henday Freeway and 10 minutes to downtown
- Close to retail amenities and public transportation

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



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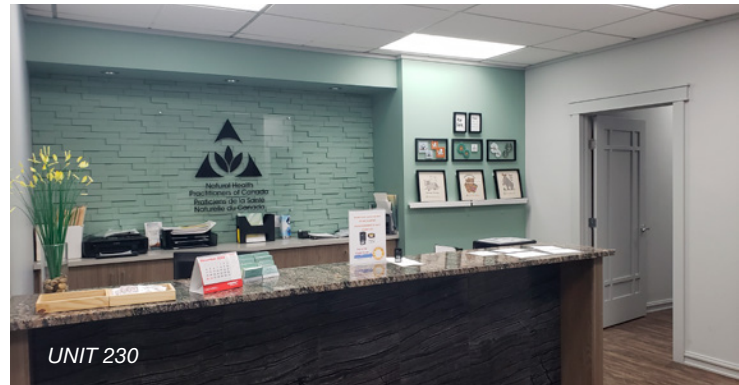


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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 7622073, Block 3, Lot 7
ZONING	Business Employment Zone (BE)
LEASE TERM	Negotiable
OPERATING COSTS	\$9.15/sq.ft./annum (2023 estimate) Includes property taxes, building insurance, common area maintenance, management fees, heat, water and power



CURRENT VACANCIES

SECOND FLOOR UNIT:		
230	3,713 sq.ft.±	RATE REDUCTION: \$4.50/sq.ft./annum

