

**FOR LEASE**

**THE GRAND ON 124 ST**

**NAI Commercial**

**NEW AVAILABILITIES**



**12408 - 108 AVENUE | EDMONTON, AB | 2<sup>ND</sup> AND 3<sup>RD</sup> FLOOR OFFICES**

#### PROPERTY HIGHLIGHTS

- Rare opportunity to locate within The Grand on 124 St, a unique modern development blending attractive contemporary features with historic appeal
- Two options available with varying sizes/layouts (Note: sizes listed are actual square footages with no gross up factor):
  - ▶ 804 sq.ft.± second floor office unit consisting of four private offices, reception area, and storage room
  - ▶ 888 sq.ft.± third floor corner office unit with open concept layout, wraparound windows, and exposed ceilings
- High profile location with direct exposure to 124th Street traffic (exterior building signage opportunity available)
- Located kitty corner to The Grand Market, a weekly public farmers market between May-October attracting thousands of visitors
- Building features include elevator access, attractive common areas, on-site surface parking (1 reserved stall per unit), shared washrooms, and lobby signage

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## ADDITIONAL INFORMATION

SIZE AVAILABLE	Unit #202: 804 sq. ft.± Unit #304: 888 sq. ft.± <i>Note: Actual unit areas, no building gross-up factor</i>
LEGAL DESCRIPTION	Plan RN22, Block 27, Lots 10 & 11
ZONING	MU - Mixed Use Zone
PARKING	1 reserved surface stall (free of charge)

## LEASE INFORMATION

**\*Note: No Building Gross-up Factor, Net Rent/Additional Rent are calculated on actual unit square footage**

NET RENTAL RATE	\$20.00/sq.ft./annum <b>Further reduced to \$17.00/sq. ft./annum</b>
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ADDITIONAL RENT	\$23.41/sq. ft./annum (2025 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance, property management, in-suite janitorial, and utilities (water/sewer, natural gas, and electricity)
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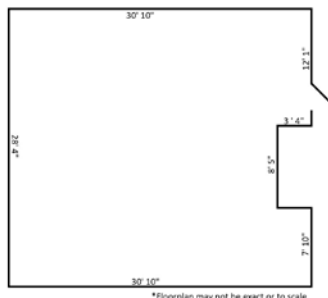
AVAILABLE	Immediately
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## UNIT 202 - 804 sq.ft.



## UNIT 304 - 888 sq.ft.





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