



MOVE-IN READY CORNER OFFICE SUITE
#203, 8540 - 109 Street, Edmonton, AB

FOR LEASE

PROPERTY HIGHLIGHTS

- High traffic corridor for Downtown and South Edmonton
- 2 blocks from U of A
- Character building with pleasing upgrades in lobby, hallways, and washrooms
- Elevator
- Smaller office setting with modern upgrades
- 2 surface stalls available

LIZOTTE
AND ASSOCIATES REAL ESTATE INC.

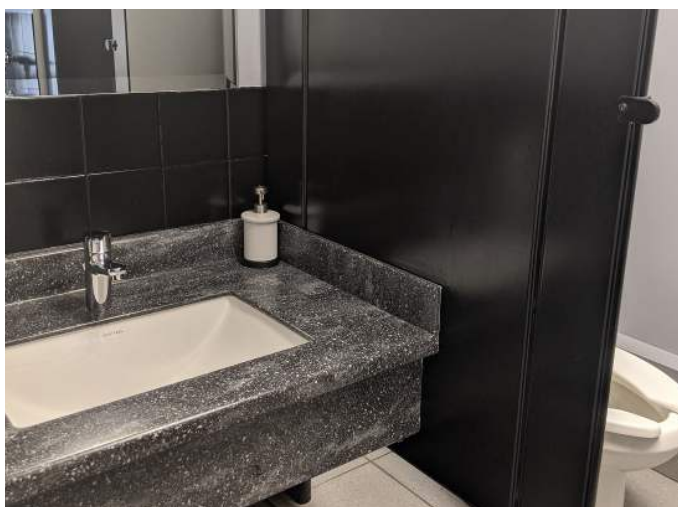
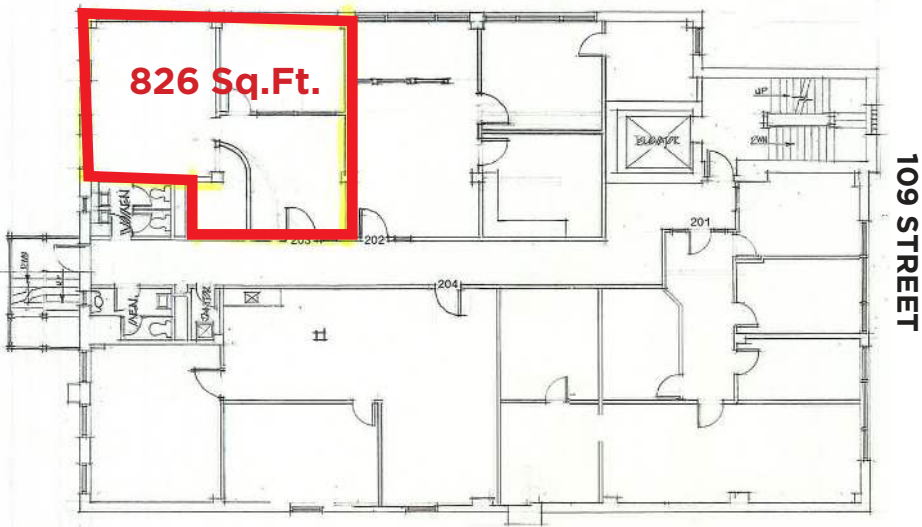
780.488.0888

www.lizotterealestate.com
#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8



SECOND FLOOR PLAN

86 AVENUE



MOVE-IN READY CORNER OFFICE SUITE FOR LEASE

PROPERTY INFORMATION

MUNICIPAL ADDRESS:	#203, 8540 - 109 Street, Edmonton, AB
LEGAL ADDRESS:	Plan 7720926 Block 10 Lot 7
NEIGHBOURHOOD:	Garneau
ZONING:	CB1 (Low Intensity Business)
LEASE SPACE:	826 Sq.Ft. (+/-)
BUILD-OUT:	Large reception area, board room with glass wall and windows, large corner office
BUILDING AMENITIES:	Elevator and upgraded washrooms
BASE RENT:	Market
OP. COSTS:	\$7.26/Sq.Ft. (est. 2019) (includes utilities, property tax, building insurance and maintenance)
POSSESSION:	Immediate

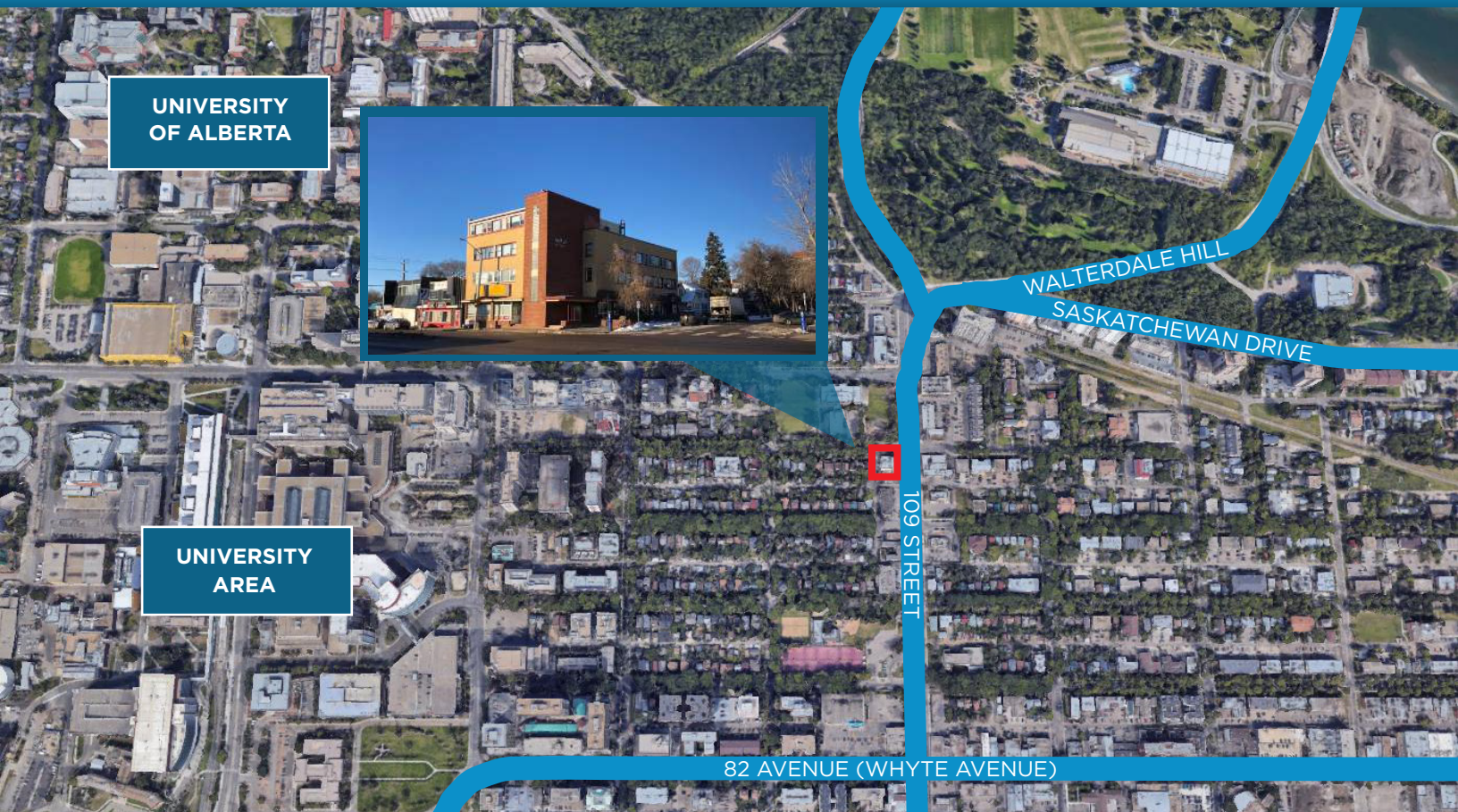
MORE INFORMATION

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