



MOVE-IN READY MAIN FLOOR OFFICE SPACE
10033 - 80 Avenue, Edmonton, AB

FOR LEASE

PROPERTY HIGHLIGHTS

- Ideal for small professional business; 5-10 staff
- Newly painted; excellent move-in ready quality
- Gross Lease Rate!

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PROPERTY INFORMATION

MUNICIPAL ADDRESS:	10033 - 80 Avenue, Edmonton, AB
LEGAL ADDRESS:	Plan 1422310 Block 41 Lot 31
NEIGHBOURHOOD:	Ritchie
ZONING:	IB (Industrial Business Zone)
LEASE SPACE:	2,500 Sq.Ft. (+/-)
BUILD OUT:	Freshly painted, 4 large offices, large reception area with stone tiling, street-facing meeting room with windows, several storage rooms
PARKING:	3-4 on-site surface stalls
POSSESSION:	Immediate
OP. COSTS:	Included in lease rate
LEASE RATE:	\$4,500/month (\$21.60/Sq.Ft./gross)

MORE INFORMATION

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