

FOR LEASE

10,855 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

MOTIVATED LANDLORD



**\$1.00 PSF/YEAR FEE
FOR OUTSIDE BROKERS**

\$10.00/SQ.FT. NET

9636 - 51 Avenue, Edmonton, AB

OMNI CENTRE OFFICE SPACE

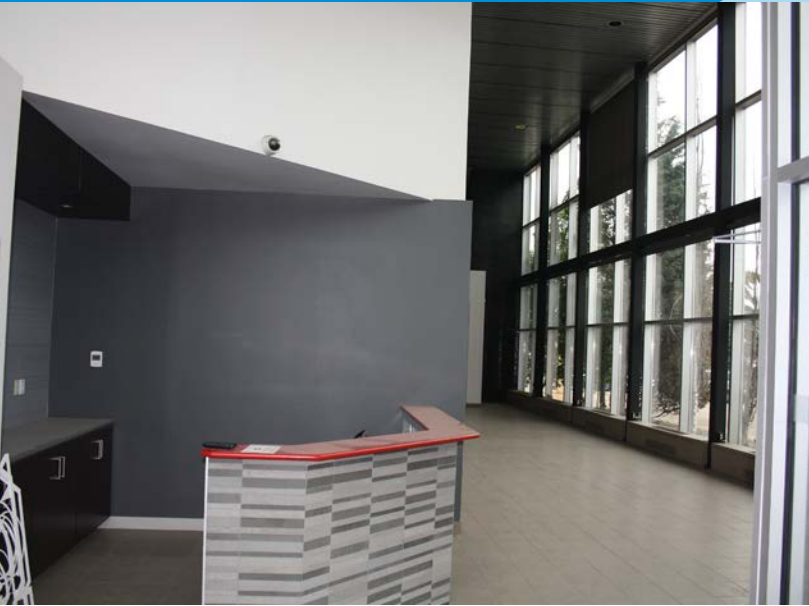
Property Highlights

- Attractive atrium style lobby
- High exposure south side location
- Fully built out corporate office space
- Ample dedicated on-site parking
- Free rent incentives for qualified tenants
- Exterior building signage available
- Great Southside location and close to major arterials including Whitemud, Gateway Boulevard/Calgary Trail, Anthony Henday, and Sherwood Park Freeway

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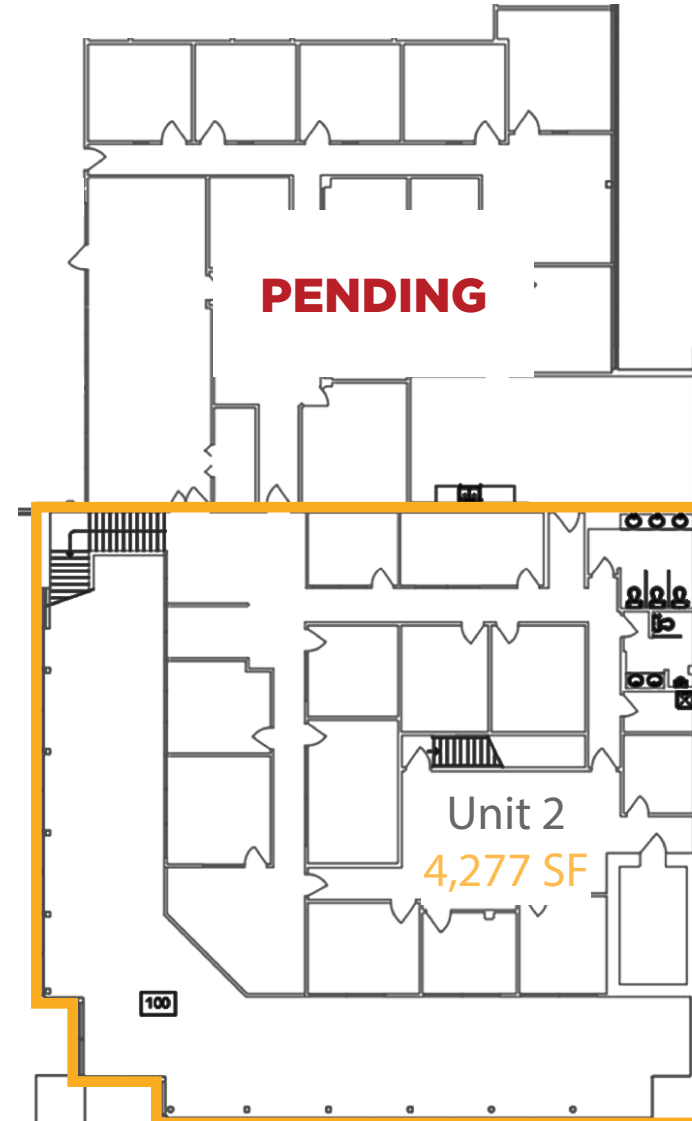
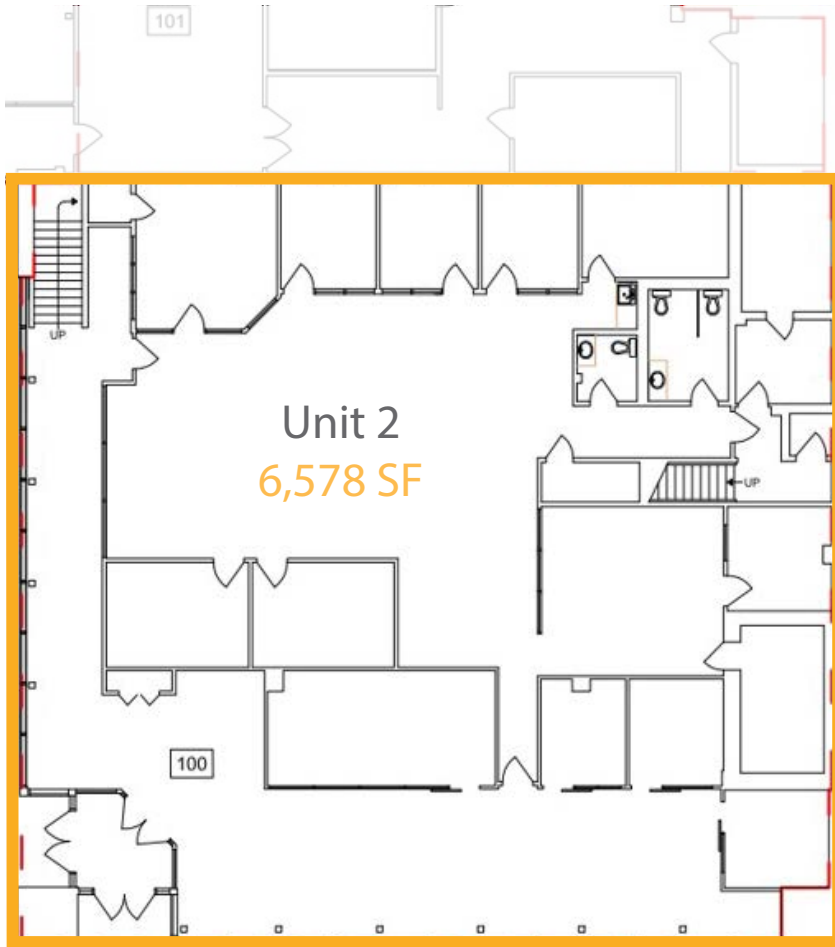


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Unit 2
Main Floor 6,578 SF (+/-)
W/ Second Floor 4,277 SF (+/-)
=10,855 SF (+/-)



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Property Information

Municipal Address: 9636 - 51 Avenue, Edmonton, AB

Legal Address: Lot 7, Block 19, Plan 7723025

Size: **Unit 2 Main Floor** 6,578 Sq. Ft. (+/-)
Second Floor 4,277 Sq. Ft. (+/-)
Total Space: 10,855 Sq. Ft.

Parking: Ample surface parking available

Possession: Immediate

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Lease Rate: \$10.00/Sq. Ft. (NNN)

Op Costs: \$13.15 (Est. 2024)

Contact

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