

FOR LEASE
2,000 Sq.Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



#106, 7611 Sparrow Drive, Leduc, AB

SPARROW DRIVE FLEX SPACE

Property Highlights

- **Approximately 60% office buildout**
- Large mezzanine
- Boardroom
- **Open workspace/showroom**
- Radiant and forced-air heating
- Fully paved site
- Security system

Contact

Richard Lizotte
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Lee Berger
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Sparrow Drive Flex Space

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780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Contact

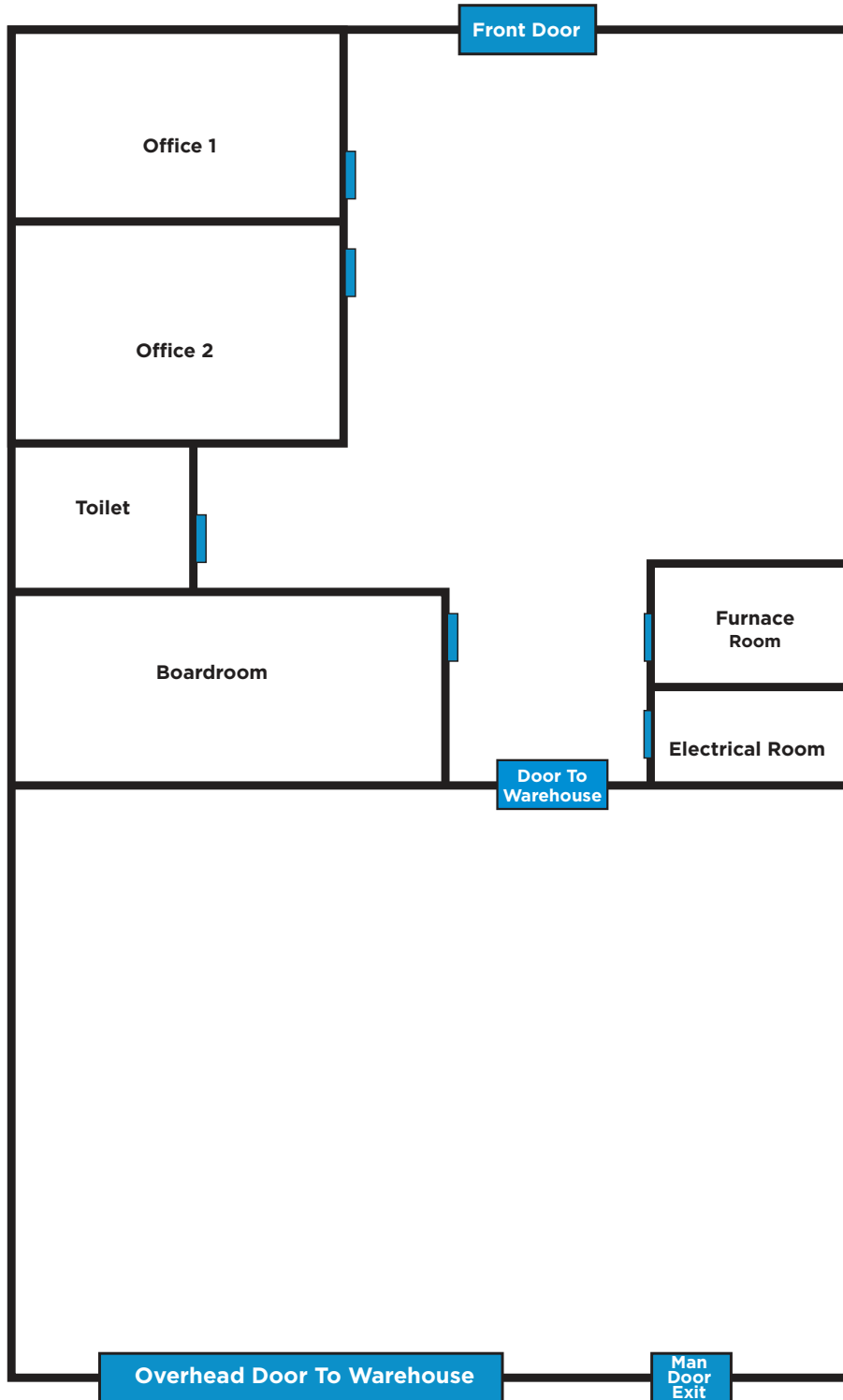
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Floor Plan



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Property Information

Address: #106, 7611 Sparrow Drive, Leduc, AB

Size: 2,000 Sq.Ft. (+/-)

Zoning: Business Light Industrial (IBL)

Parking: Ample Surface Parking

Loading: 12' x 14' Grade

Ceiling Height: 18" Clear

Possession: Immediate/Negotiable

Power: 225 Amp 120/240 Volt 3 Phase

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OP Cost: TBD

Lease Rate: \$14.00/Sq.Ft.

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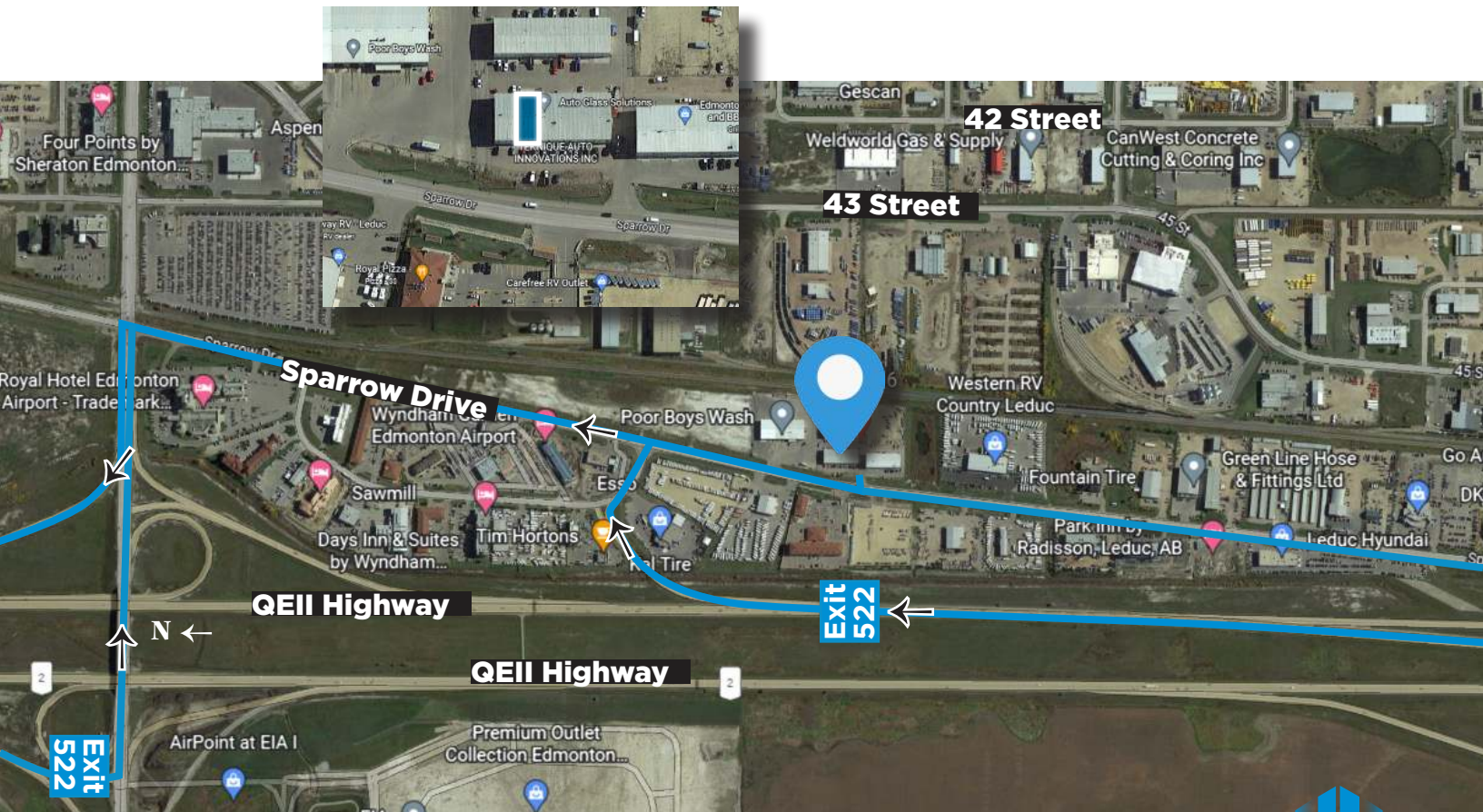
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