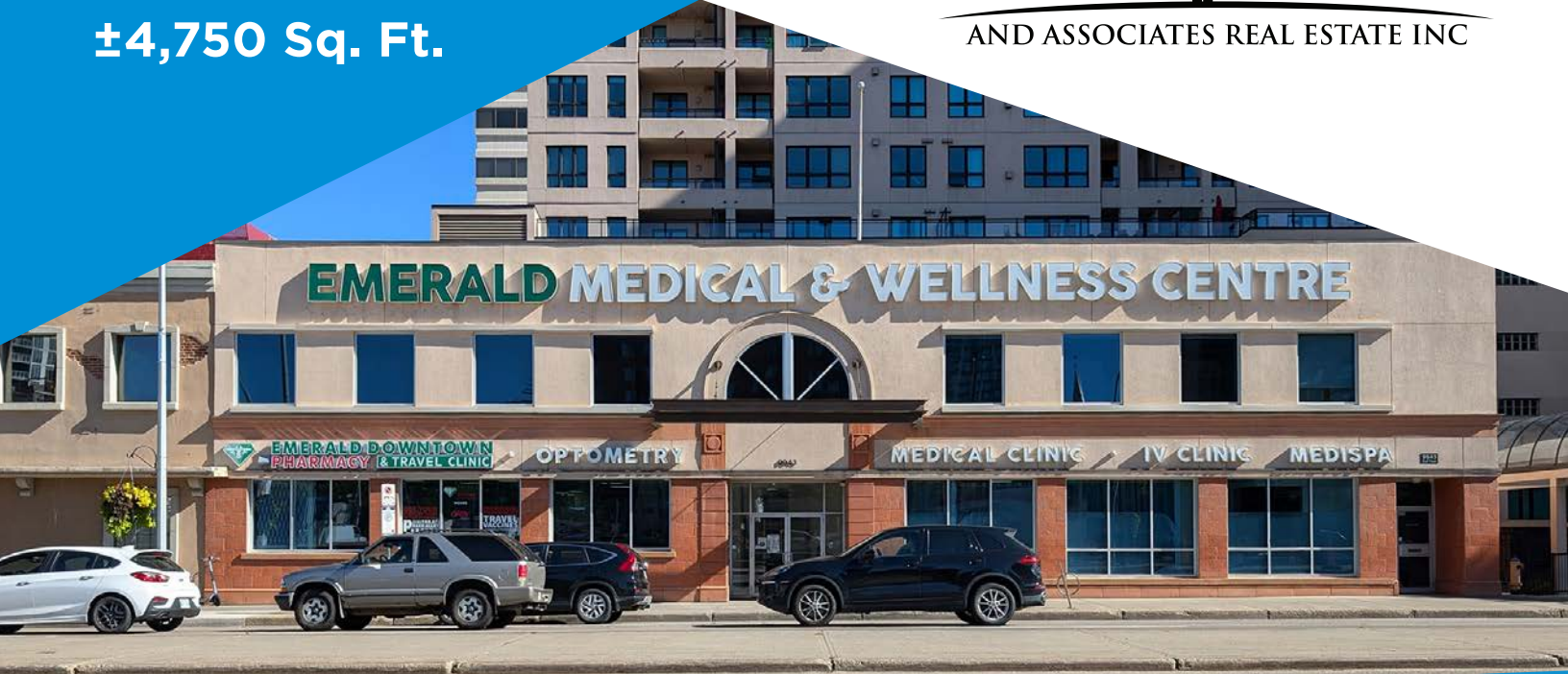


# FOR LEASE

±4,750 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



9943 - 109 Street, Edmonton, AB

## SECOND-FLOOR OFFICE SPACE

### Property Highlights

- High exposure location fronting 109 Street
- 4 free underground parking stalls included in the lease
- Well-appointed professional office space with West facing windows and skylights
- Located on major bus and transit routes
- Walking distance from major downtown amenities



780.488.0888



[www.lizotterealestate.com](http://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.

# FOR LEASE

Second-floor Office Space

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



# FOR LEASE

## Second-floor Office Space

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### Property Information

**Municipal Address:** 9943 109 Street, Edmonton, AB

**Size: Main** ±370 Sq. Ft.

**Second** ±4,392 Sq. Ft.  
±4,750 Sq. Ft.

**Zoning:** CMU (Commercial Mixed Use)

**Parking:** 4 Free Underground Stalls Included

**Power:** 225 Amp | 220 V | 3 phase (TBC)

**Possession:** Immediate/negotiable

\$\$\$

**Lease Rate:** \$12.00/Sq. Ft.

**Op Costs:** \$13.50 includes TMI, condo fees, utilities

### Contact

**Chuck Clubine**

Senior Associate  
Cell: 780.264.7773  
Direct: 780.784.6553  
chuck@lizotterestate.com

**Tom Dean**

Associate  
Cell: 780.920.8019  
Direct: 780.784.6550  
tom@lizotterestate.com

**Vada Giguere**

Unlicensed Assistant  
Direct: 780.784.6556  
vada@lizotterestate.com

