

FOR LEASE

±1,140-3,450 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



9650 20 Avenue, Edmonton, AB

HIGH EXPOSURE OFFICE SPACES

Property Highlights

- High visibility 33,990 + Daily vehicle exposure on Parsons Rd & 23 Ave
- Building featuring unique skylights, shared kitchen, common area, and common washrooms
- Diverse tenant mix catering to various business needs
- Multiple size configurations including single office spaces
- Excellent accessibility to: South Edmonton Common, Parsons Road, 23 Ave, Calgary Trail, Gateway Boulevard, and Anthony Henday
- This Building won the Canadian Architect Award of Excellence in 1986 and a Governor General's Award for Architecture in 1992



780.488.0888



www.lizotterealestate.com



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



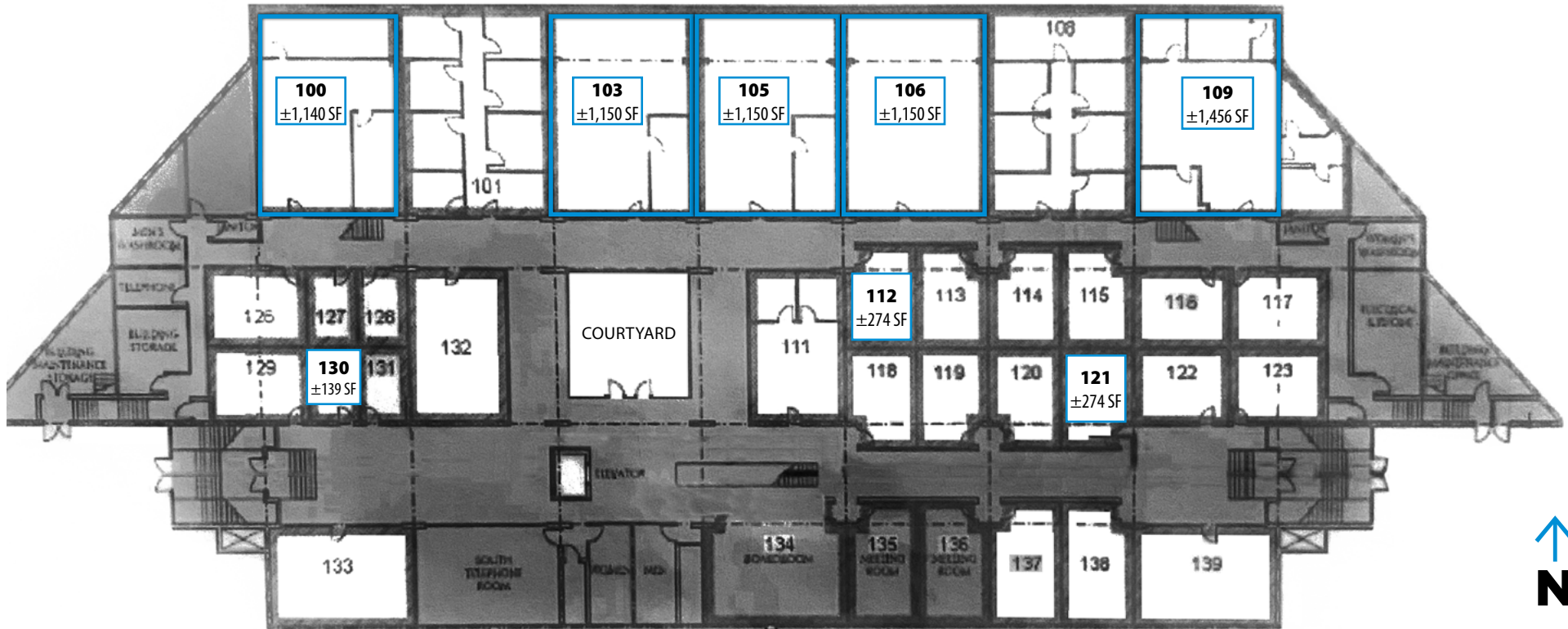
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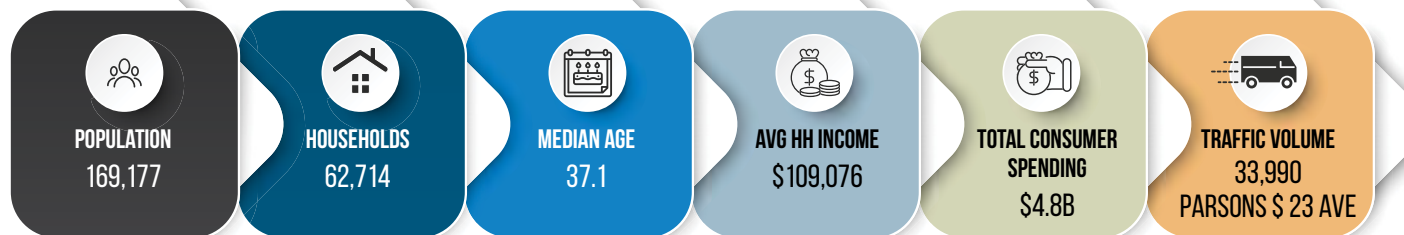
Bright, High Exposure Office Spaces

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Lower Level Floor Plan



Demographics within 5KM



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Boardroom



105



121



100



109



106

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Common Areas

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Property Information

Municipal Address: 9650 20 Avenue, Edmonton, AB

Available Size: 100 ±1,140 Sq. Ft.

103 ±1,150 Sq. Ft.

105 ±1,150 Sq. Ft.

109 ±1,456 Sq. Ft.

112 ±274 Sq. Ft.

130 ±139 Sq. Ft.

121 ±274 Sq. Ft.

Zoning: Business Employment (BE)

Parking: Ample Free Parking

Possession: Immediate/negotiable

Term: Short Term (3 year) leases available

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Lease Rate: \$30.50 Gross +Taxes

Op Costs: Estimated \$1.50/Sq. Ft. *Including utilities

Contact

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