

FOR LEASE

2ND FLOOR OFFICE SPACE

9333-37 Avenue, Edmonton, AB



HIGHLIGHTS

- 2,340 sq ft (+/-) 2nd floor fully developed office space
- 5 executive offices, open work space with cubicles, boardroom, kitchen, lunchroom, 2 washrooms
- Direct exposure to 37th Avenue
- Separate entrance
- Furniture negotiable
- Ample, paved parking stalls

CONTACT

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PROPERTY DETAILS

BUILDING NAME	Cellera Industries
MUNICIPAL ADDRESS	9333-37 Avenue, Edmonton, AB
LEGAL DESCRIPTION	Plan: 7621409; Block: 20; Lot: 2
TYPE OF SPACE	Office
SQUARE FEET	2,340 sq ft (+/-)
ZONING	IB (Business Industrial)
PARKING	Ample
HVAC	Yes
SPRINKLERED	Yes
LIGHTING	Fluorescent
POSSESSION	Immediate

FINANCIALS

LEASE RATE	\$11.00/sq ft
OPERATING COST	\$3.51/sf (utilities not included)

ADDITIONAL INFORMATION

- 5 executive offices
- Open work area with cubicles
- Boardroom
- Lunchroom
- Kitchen
- 2 washrooms
- Excellent access
- Furniture negotiable
- Air conditioned
- Separate entrance

PROPERTY LOCATION



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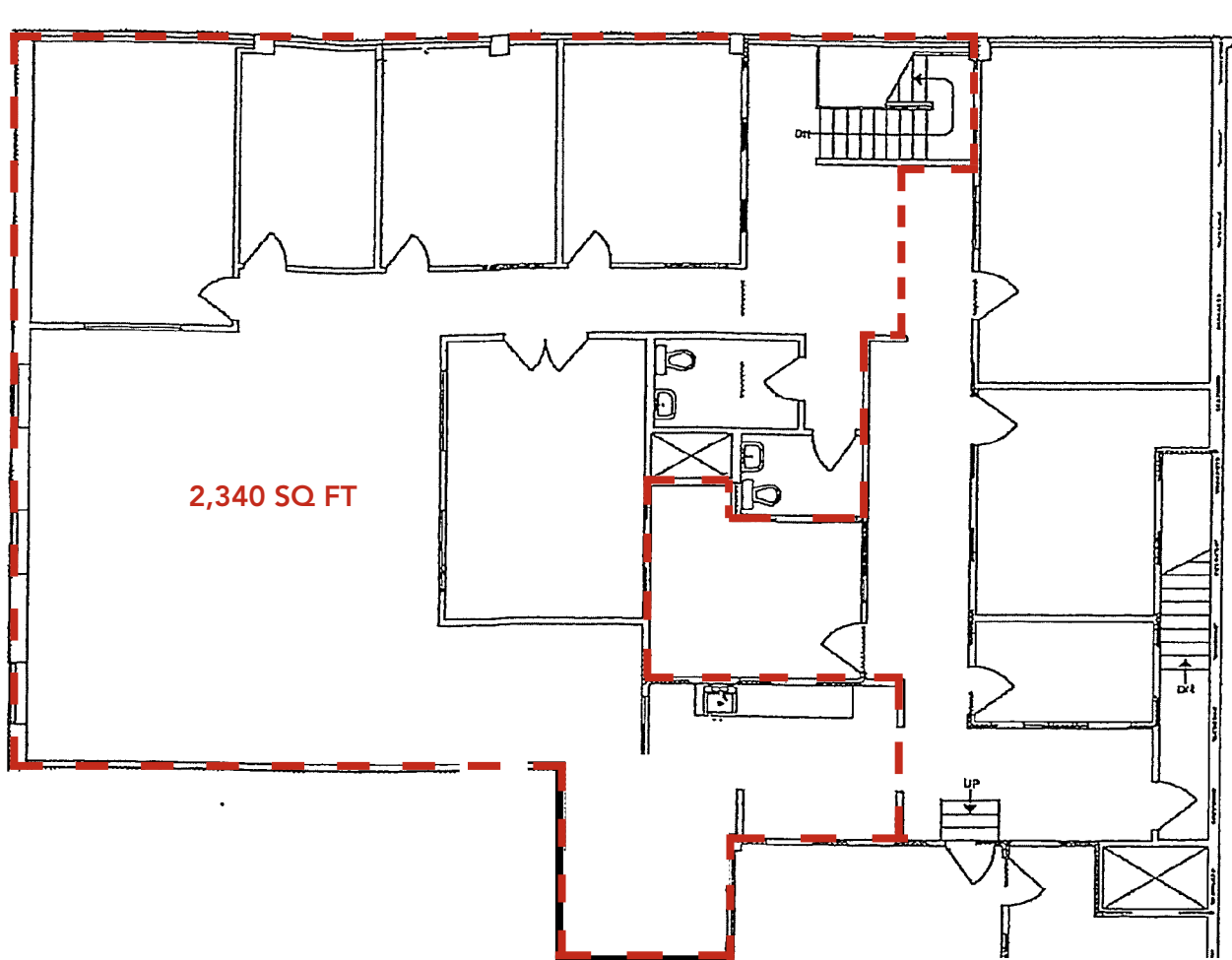
ADDITIONAL PHOTOS



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FLOOR PLAN-SECOND FLOOR



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