

FOR LEASE

PREMIUM OFFICE SPACE

10607 82 St NW, Edmonton, AB

TENANT INCENTIVE: UP TO
8 MONTHS FREE RENT



HIGHLIGHTS

- 4,158 sq ft ± second floor office space with ability to be demised
- Build out includes 8 offices, 3 boardrooms, open bull pen area, kitchen area and 2 washrooms
- Up to 14 parking stalls
- Situated in the Forest Heights neighborhood, 5 minutes from downtown Edmonton via Rowland Road
- Ideal for office, retail, or professional services, with adaptable layouts to suit various needs

STEVEN BUDJAK

Associate

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ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

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ADDITIONAL DETAILS

- Front and rear access stairs
- Windows in all offices
- Utilities covered in operating costs
- Excellent exposure and signage opportunities



INFORMATION & FINANCIALS

MUNICIPAL ADDRESS	10607 82 St NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 6800AK; Block: 40; Lots: 1-4
CURRENT ZONING	CN (Commercial Neighbourhood)
TYPE OF PROPERTY	Office/Flex
SPACE SIZE	
Unit A:	2,156 sq ft ±
Unit B:	2,002 sq ft ±
Total	4,158 sq ft ±
PARKING	up to 14 assigned stalls
HEATING	Rooftop HVAC - replaced in 2023
POSSESSION	Immediate
LEASE RATE	Starting at \$10.00/sq ft
OP COSTS	\$10.78/sq ft



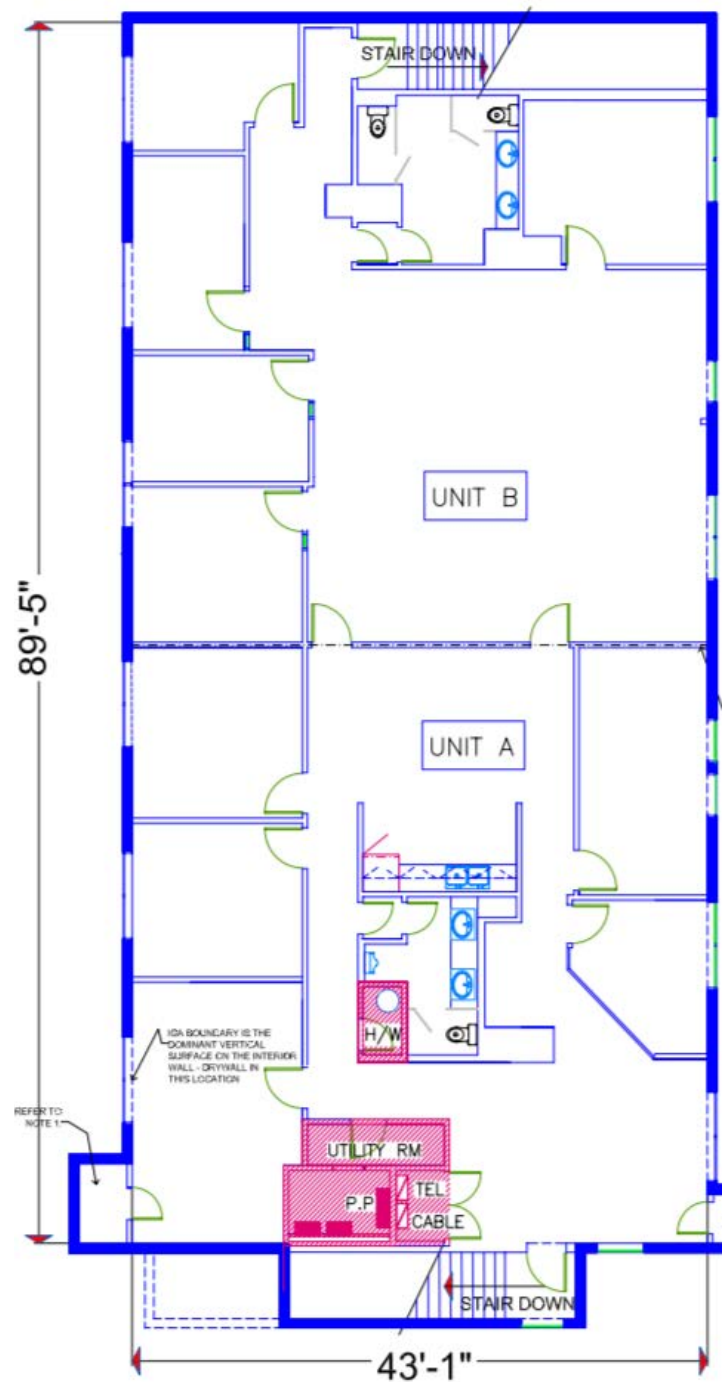
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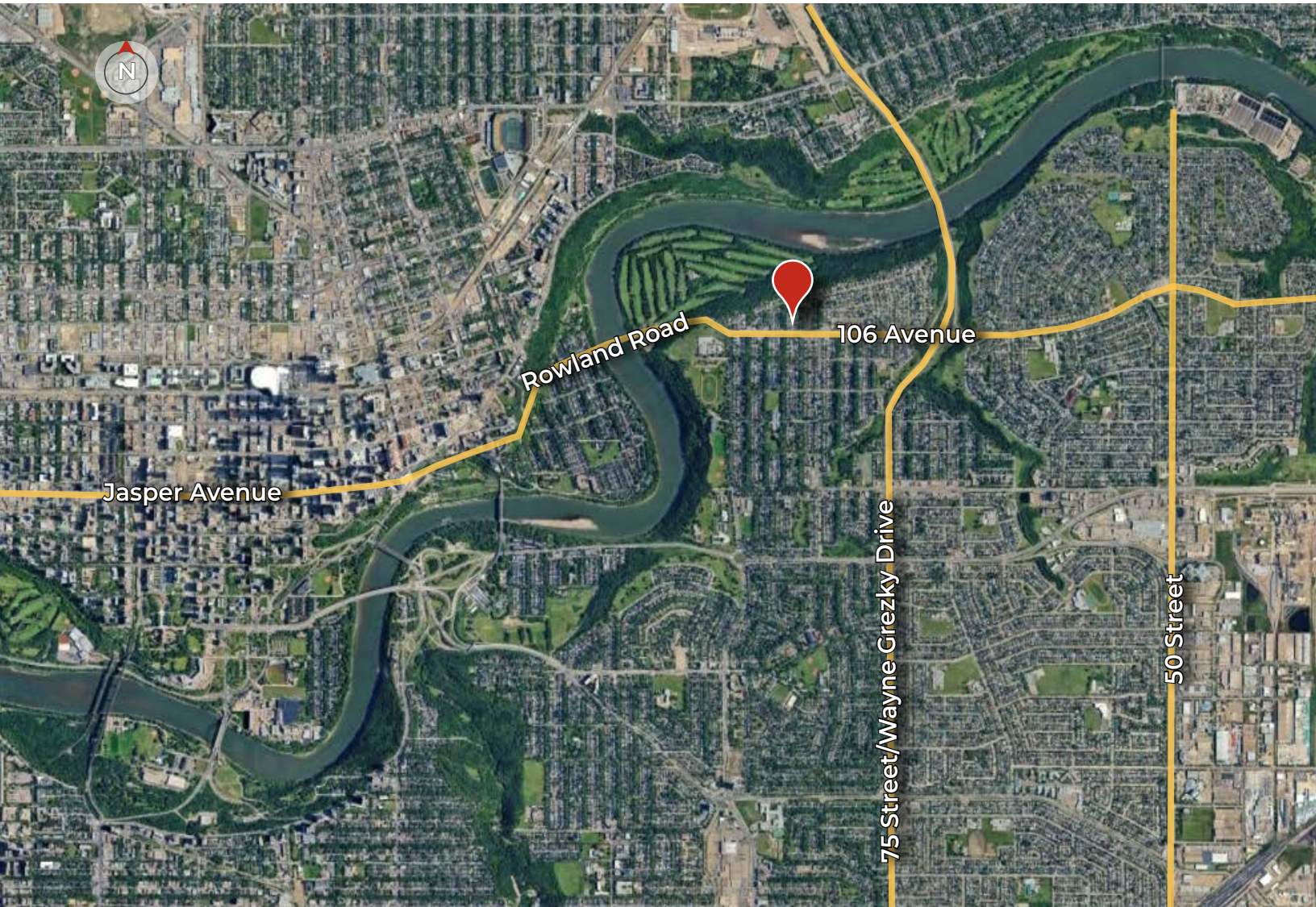
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