

FOR LEASE

75th STREET OFFICE

7410-68 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 835 sq ft ± office available
- Recently renovated office features reception, 2 offices & washroom
- Separate entrance
- Excellent location with quick access to major arterial roads including 75 Street & Sherwood Park Freeway

SCOTT ENDRES

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ROYAL PARK
REALTY™

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

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Financials

Lease Rate: **\$9.25/sq ft (net)**

Op Costs: **\$4.50/sq ft (2025)**

Utilities: **\$4.25/sq ft (2025)**

Property Details

MUNICIPAL ADDRESS 7410-68 Avenue NW, Edmonton, AB

LEGAL DESCRIPTION Plan: 4254MC; Block: 11; Lot: K

ZONING IM ([Medium Industrial](#))

SPACE AVAILABLE 835 sq ft ±

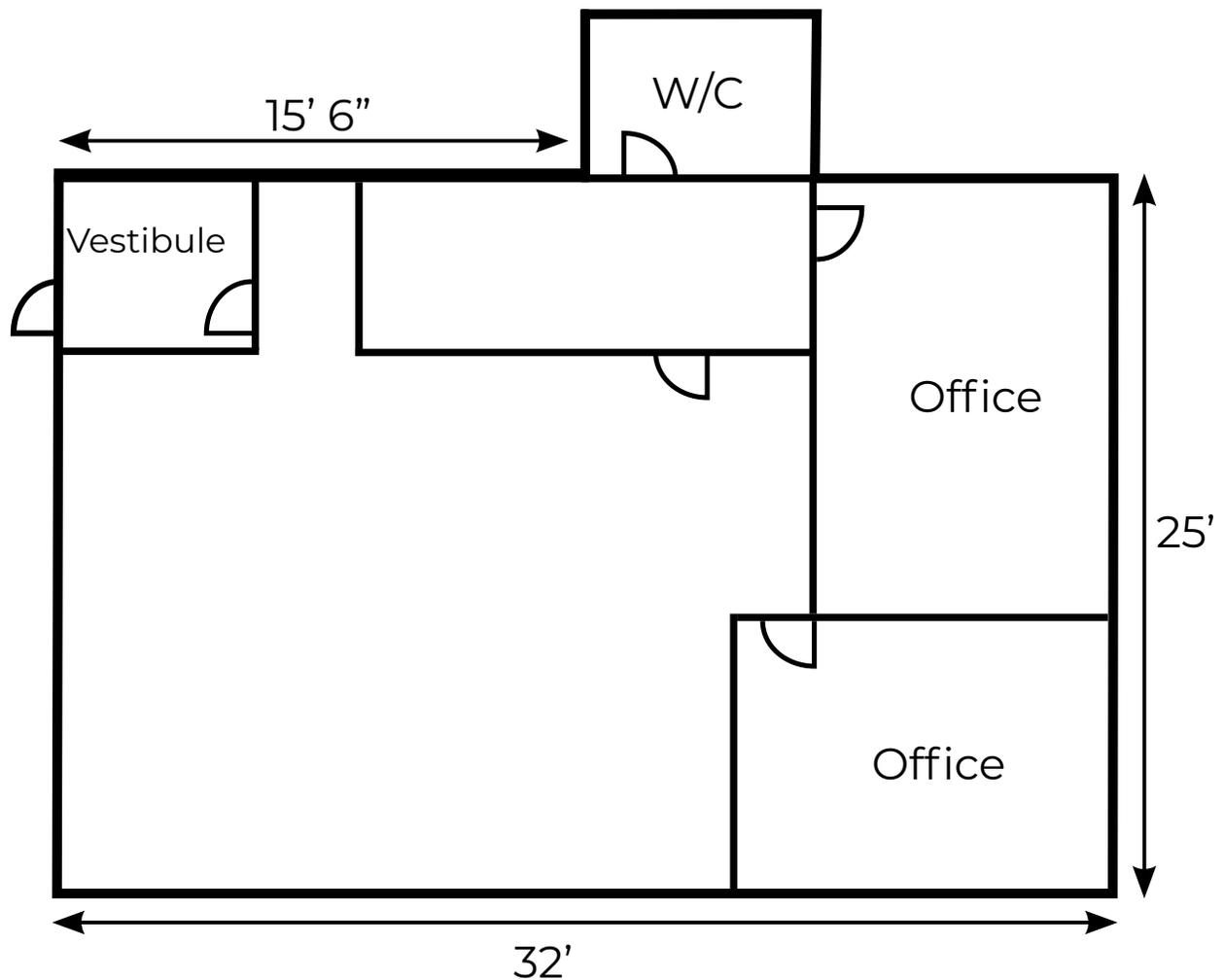
POSSESSION Immediate



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- Shaw Fibre Optic
- Recently renovated office space
- Office is air-conditioned
- LED lighting
- Shared paved parking includes ample parking with energized stalls
- Excellent access to major roadways



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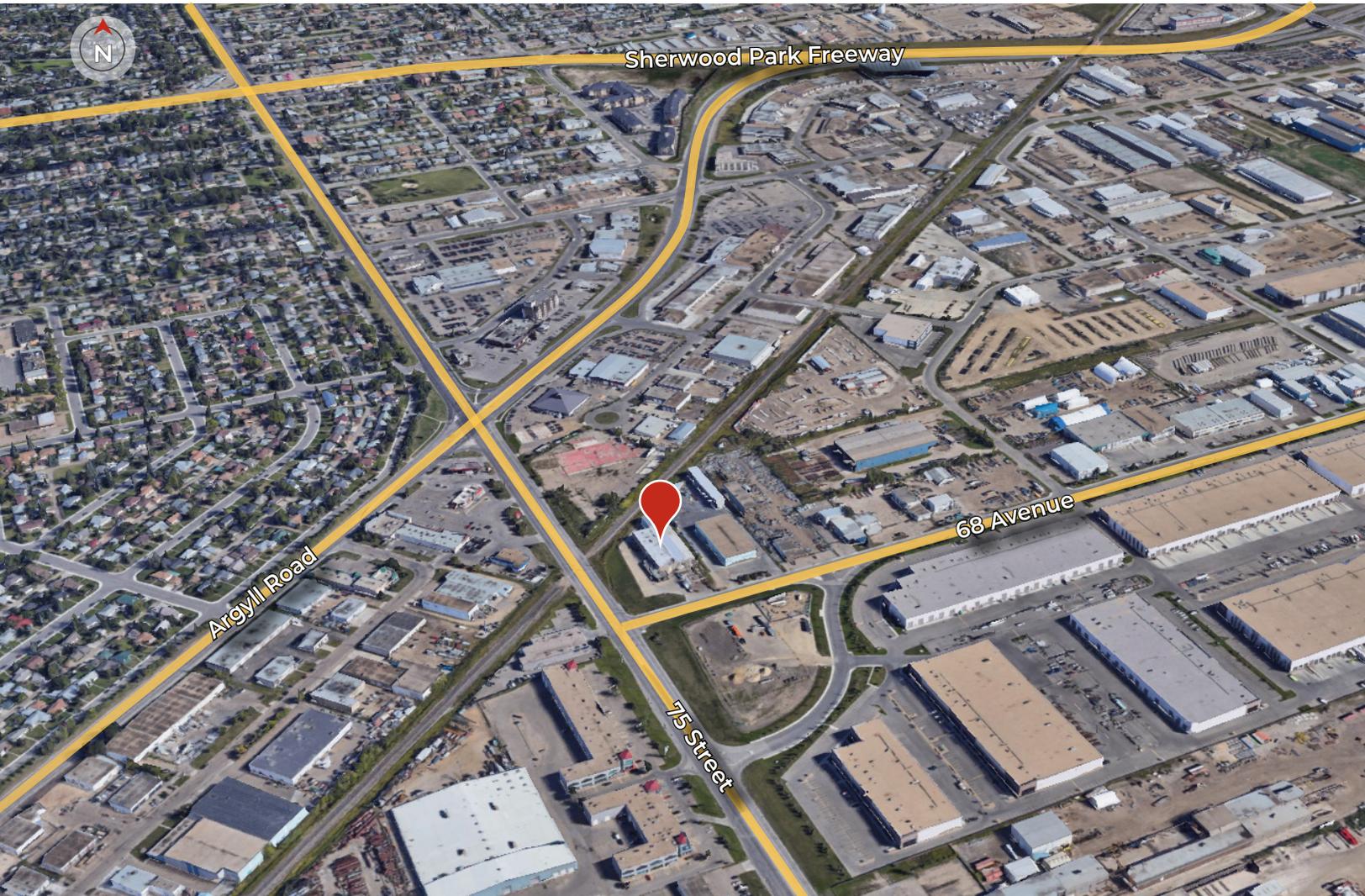


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Quality Based on Results, Not Promises.



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