

GROSS LEASE OPTIONS AVAILABLE



## PROPERTY HIGHLIGHTS

This nicely developed first floor office space is located in our Versa building in south Edmonton. The building has excellent access to all major thoroughfares including Whitemud Drive, 99 Street, and the Anthony Henday.

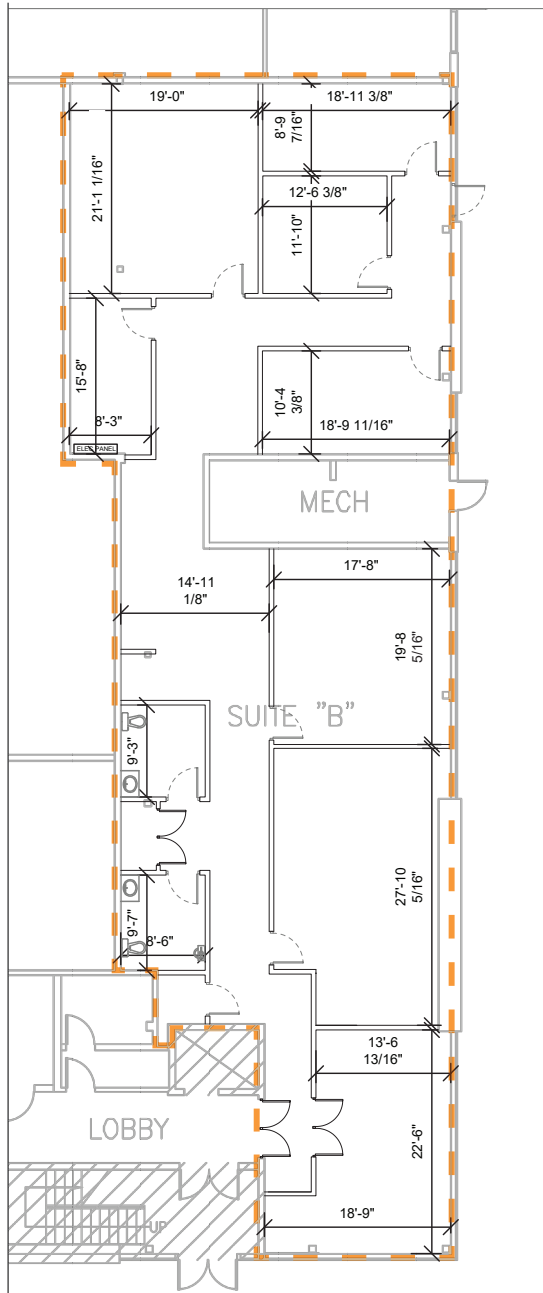
**Site Tour Information** Site tours by appointment only

780.421.4000 | [leasing@yorkrealty.ca](mailto:leasing@yorkrealty.ca) | [YORKREALTY.CA](http://YORKREALTY.CA)

Canadian Western Bank Place  
Suite 1622, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6

## FLOOR PLAN

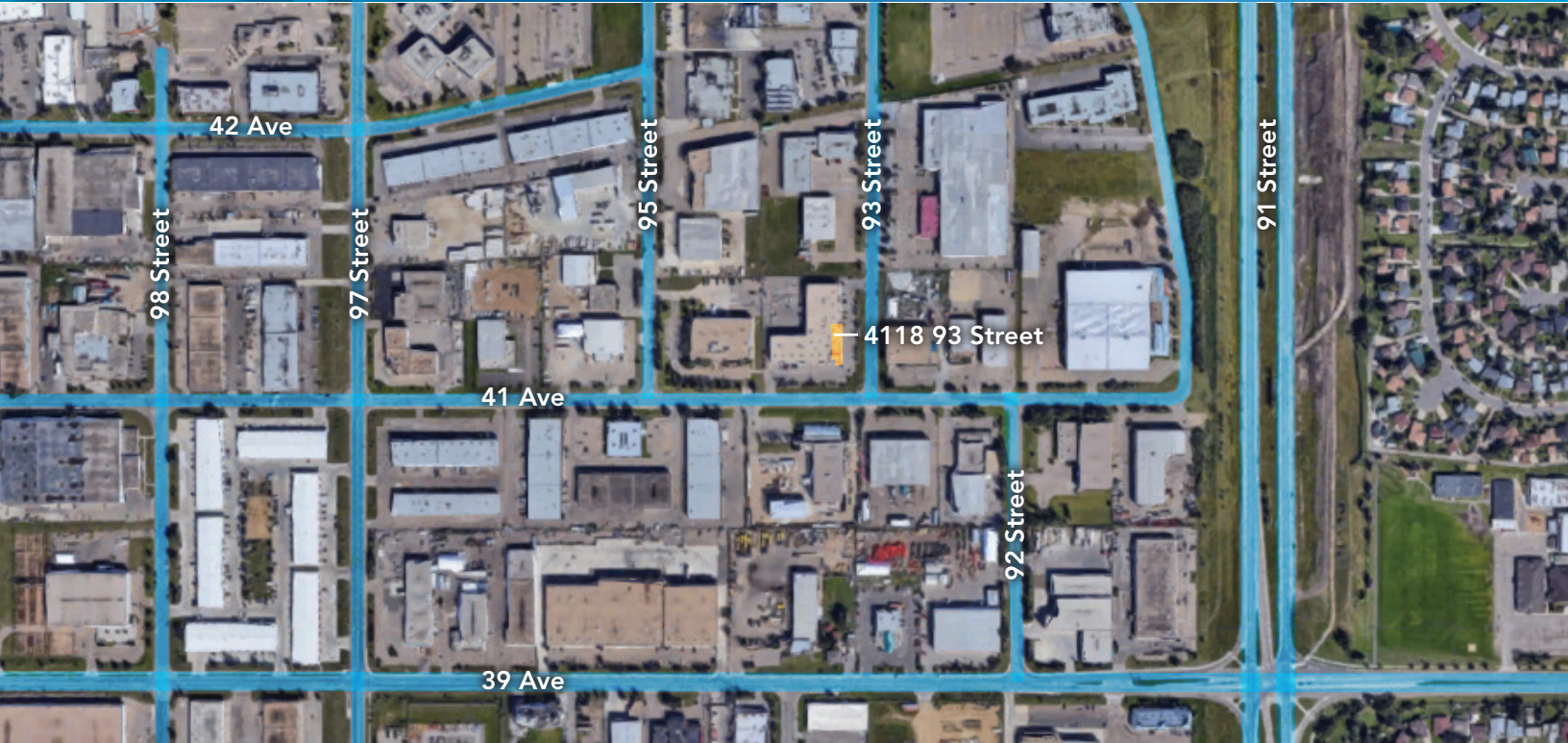
**Total Area: 3,748 SF**



| DETAILS      |                       |
|--------------|-----------------------|
| Address      | 9304 41 Ave NW        |
| Zoning       | Light Industrial (IL) |
| Construction | Metal frame structure |
| Type         | Office                |
| Size         | 3,748 SF              |
| Built        | 2008                  |
| Lighting     | To be upgraded to LED |
| Heating      | RTU                   |
| Power        | 200 Amps              |
| Sprinklers   | Yes                   |
| Fibre Optics | Yes                   |

| LEASE INFORMATION   |             |
|---|-------------|
| Building Operating Costs<br>(janitorial, utilities, etc.) | \$2.20      |
| Property Taxes  | \$4.76      |
| Total Operating Costs                                     | \$6.96      |
| Lease Type  | Gross       |
| Available   | Immediately |





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