

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.

- 3,748 SF of office space available
- Immediate availability

Site Tour Information Site tours by appointment only

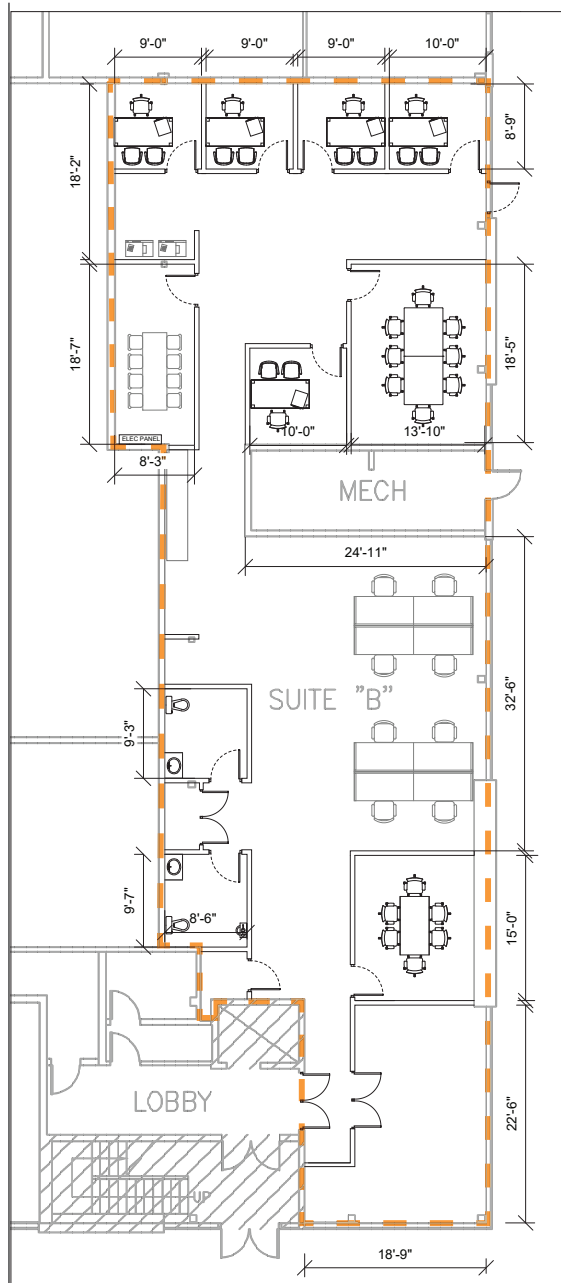
Lucas Leisen | Leasing Administrator 780.934.2929 | lucas@yorkrealty.ca
Miguel Martinez | Edmonton Leasing Manager 780-729-4583 | miguel@yorkrealty.ca
YORKREALTY.CA

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 (janitorial, utilities, etc.)	\$2.20
Property Taxes	\$4.76
Total Operating Costs	\$6.96
Lease Type	Gross
Available	Immediately

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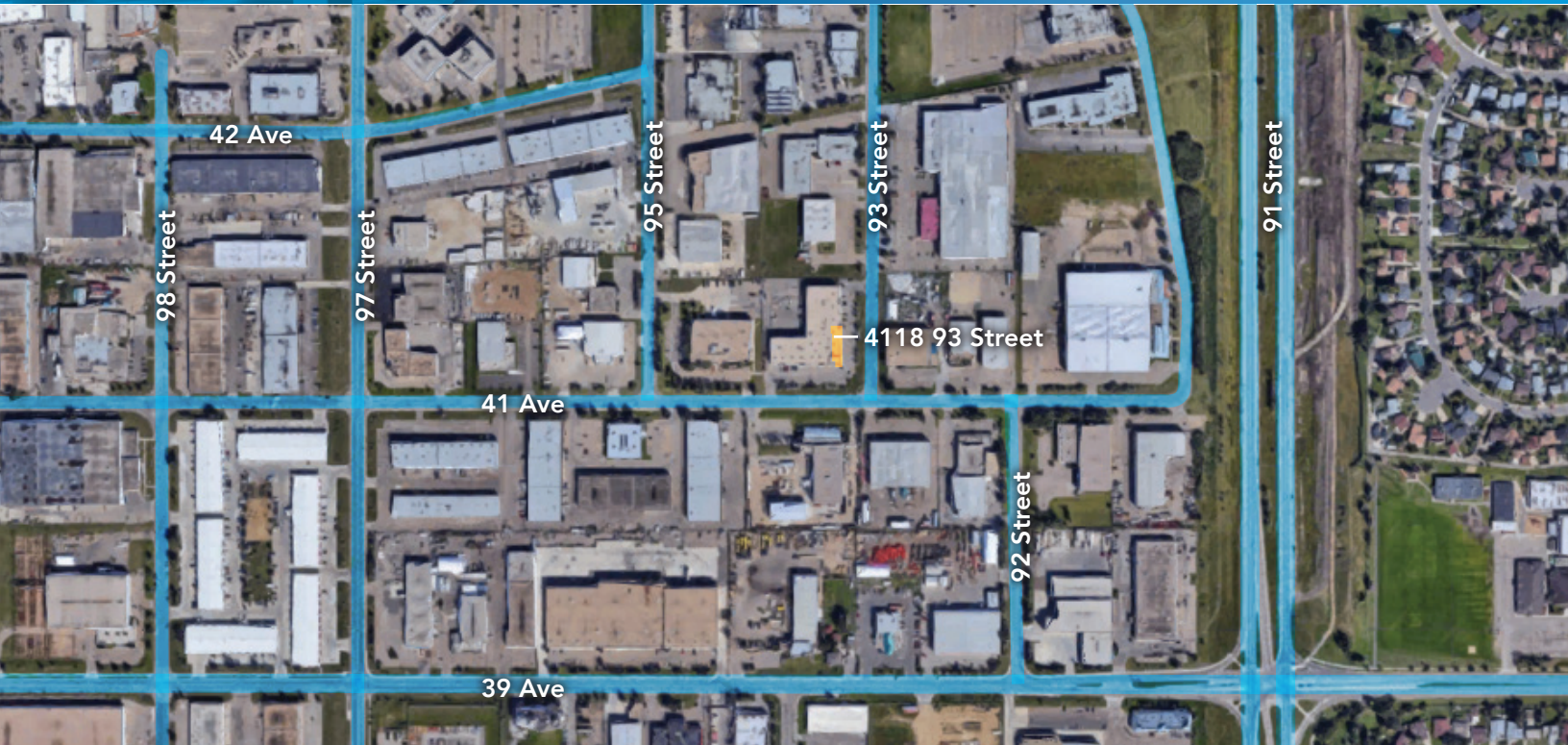
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