



## 5442 SF Second Floor Office

### Property Highlights

- Professionally managed by Rohit Property Management
- Move-in ready office space with high end finishes
- Furniture is negotiable
- Elevator equipped with a pristine common lobby
- Excellent parking ratio (3.3 stalls per 1,000 SF)
- Great accessibility via 91 Street, Ellerslie Road and Anthony Henday

Another exciting development from:



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**Edmonton**  
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## Property Details

<b>Areas Available:</b>	<b>North Wing</b> 5,442 SF - Unit 212
<b>Zoning:</b>	IB
<b>Lease Rate:</b>	\$16.00 - \$18.00 per SF
<b>Operating Costs:</b>	\$14.35 per SF
<b>Property Management:</b>	5% of Total Rent
<b>Signage:</b>	<b>Pylon</b> \$250.00 per month (full) \$125.00 per month (half)
<b>Parking Ratio:</b>	3.3 per 1,000 SF

## Office Development Ideal For:



### Start-Ups

IT services, psychologists, real estate offices, home builders, etc.



### Professional Associations

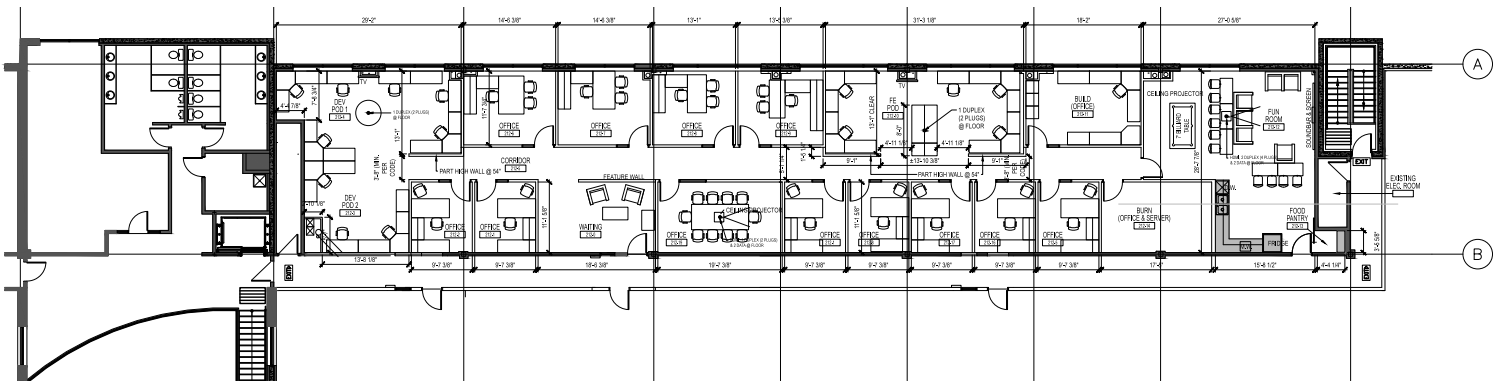
Unions, professional associations, not-for-profit associations, commercial schools, etc.



### Professional Services

Accounting firm, law firm, etc.

## Unit 212 Floor Plan



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**Unit 212 Photos**



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AERIAL



SITE



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