



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# ELLWOOD CORNER

204 91 Street SW,  
Edmonton, AB



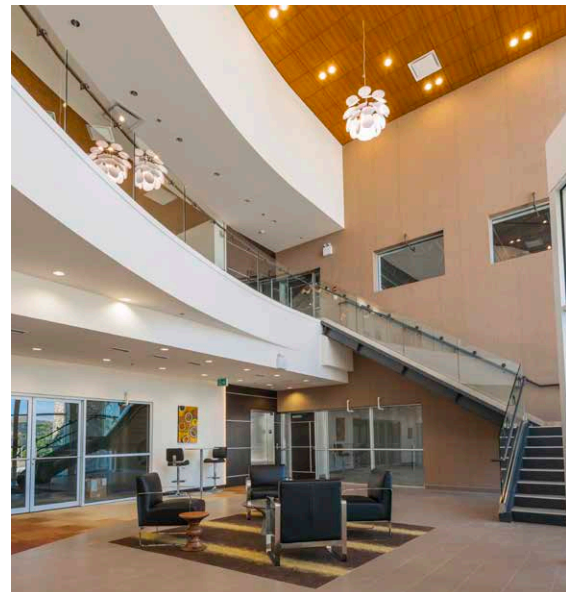
**MOVE-IN READY OFFICE SPACE**

## 5,442 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:

**Rohit**  
RENTAL LIVING | Bold Goes Further



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## PROPERTY DETAILS

<b>Areas Available:</b>	North Wing 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>	Pylon \$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

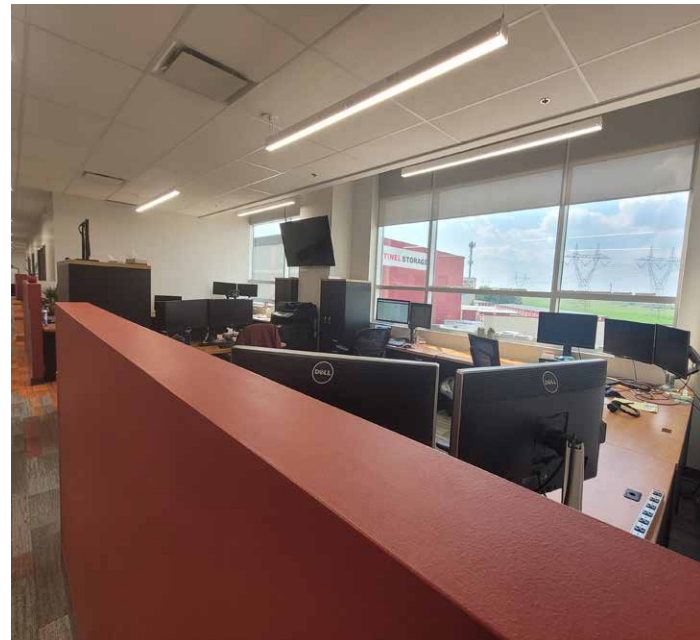
Unions, professional associations, not-for-profit associations, commercial schools, etc.



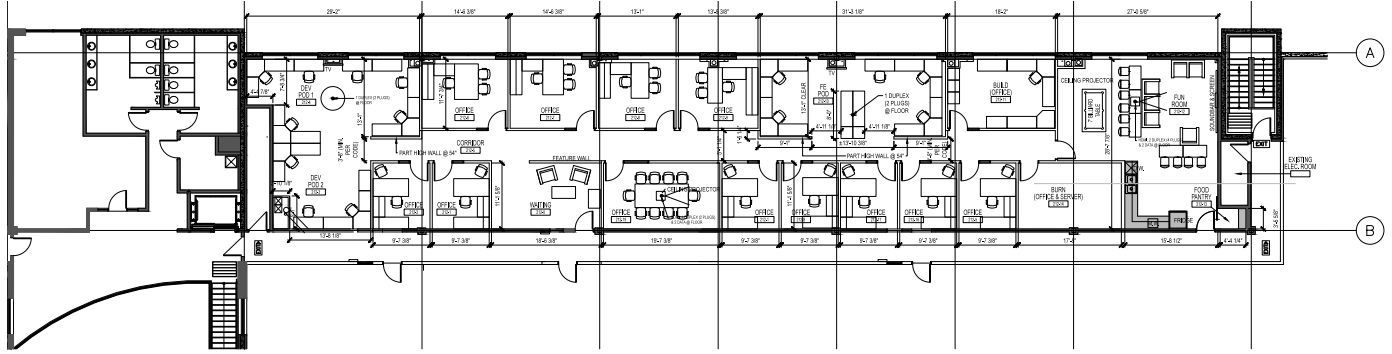
### Professional Services

Accounting firm, law firm, etc.

## UNIT 212 PHOTOS



# UNIT 212 FLOOR PLAN



# AERIAL





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