

**1,800 SF OF BUILT OUT SECOND FLOOR  
OFFICE SPACE AVAILABLE**

**NEW BUILDING WITH MODERN  
INTERIOR FINISHINGS**

FOR LEASE

**SPINE ROAD  
BUILDING I**

3421 13 Street,  
Nisku, AB

**Zeshan Qureshi** CPA, CA  
Associate Partner  
780 238 4576  
zeshan.qureshi@cwedm.com

**Mark Bowman**  
Associate  
780 702 4256  
mark.bowman@cwedm.com

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

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**AVAILABLE IMMEDIATELY**

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

3421 13 Street, Nisku, Alberta

## LEGAL DESCRIPTION

Plan 1623101, Block 2, Lot 29

## LOT SIZE

1.42 Acres

## ZONING

IND - Industrial District

## LEASE RATE

\$15.00 Per SF Gross

## LEASE OPTIONS

### BUILDING - SECOND FLOOR

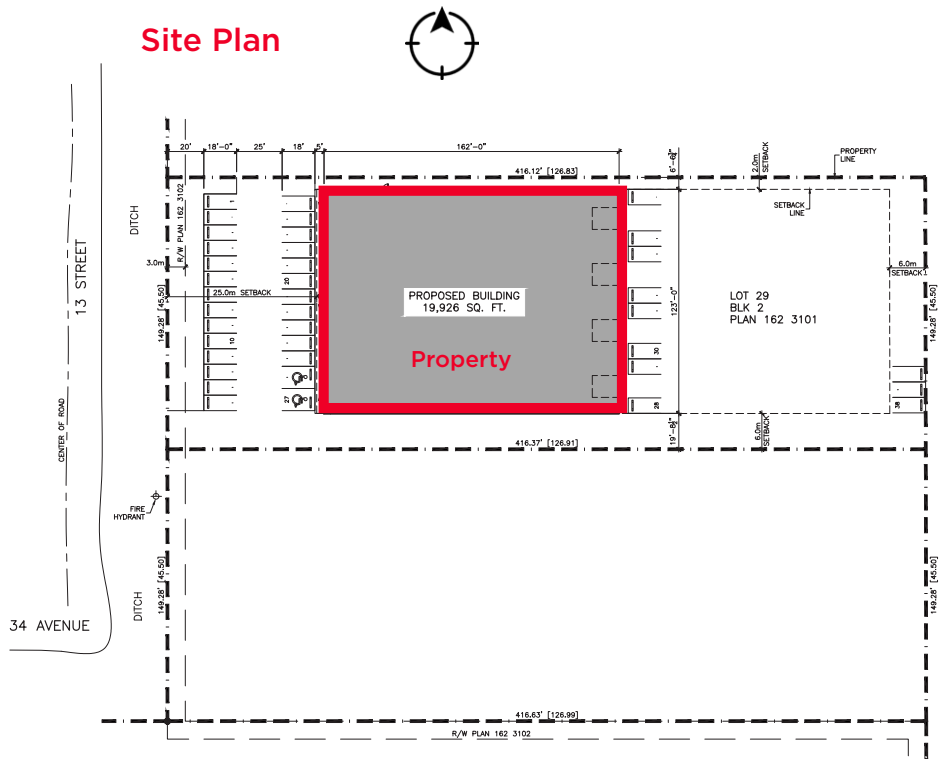
1,800 SF ± built out second floor

- 2 Large private offices
- Boardroom
- Kitchen with full appliances
- Multiple washrooms
- 2 exits

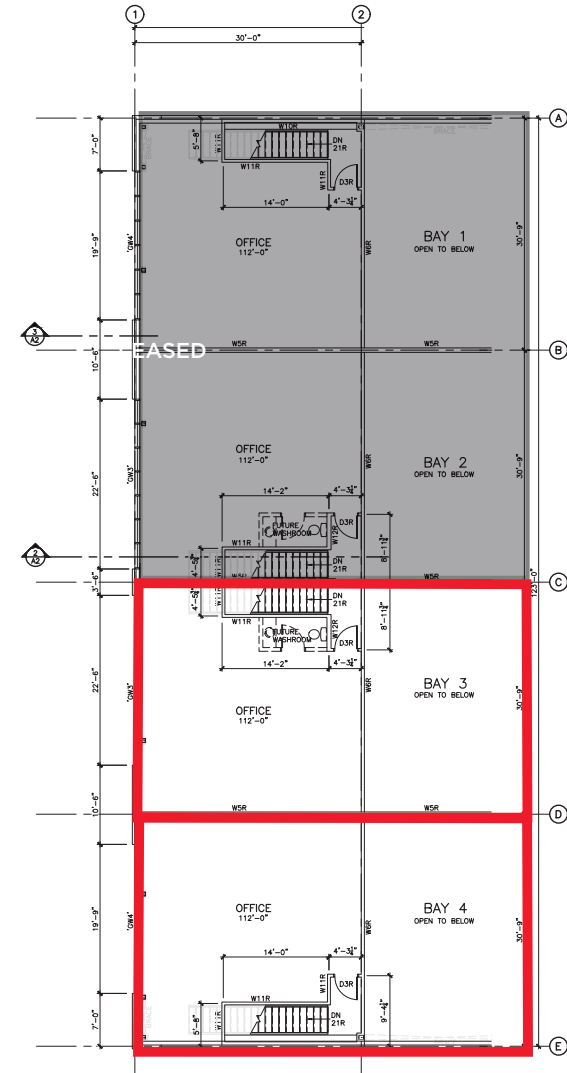


# PROPERTY HIGHLIGHTS

- Direct visibility along Nisku Spine Road
- Located in QE II Business Park, just minutes from the new Amazon facility
- Quick access to QE II Highway and Gateway Boulevard via 41st Avenue and South Edmonton via Nisku Spine Road



## Second Floor Plan



# FLOOR PLAN

# AERIAL



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Edmonton  
[www.cwedm.com](http://www.cwedm.com)

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