

FOR LEASE

# NORTH EDMONTON 2ND FLOOR OFFICE

13815 127 Street, Edmonton, AB

2ND FLOOR DEVELOPED OFFICE

ELEVATOR SERVICED

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[cwedm.com](http://cwedm.com)

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# PROPERTY HIGHLIGHTS

- Developed 2nd floor office space with elevator that opens up directly into reception
- Office intensive layout with 20 offices, additional meeting rooms, storage areas, large reception area, kitchen, and two washrooms
- Easily accessible North End location with an abundant amount of parking
  - Close proximity to several retail amenities on 137th Avenue
  - Ideal for Lawyers, Accountants, Professional Office users, Construction Firms, and Not for Profit Organizations
- Ample surface parking on-site





# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
13815 - 127 Street  
Edmonton, AB

**ZONING**  
Shopping Centre Zone (CSC)

**BUILDING SIZE**  
12,000 SF

**PREMISES**  
6,138 SF

**ASKING RENT**  
\$12.00 Per SF

**OPERATING COSTS**  
\$13.75 Per SF  
plus utilities (2023 estimate)

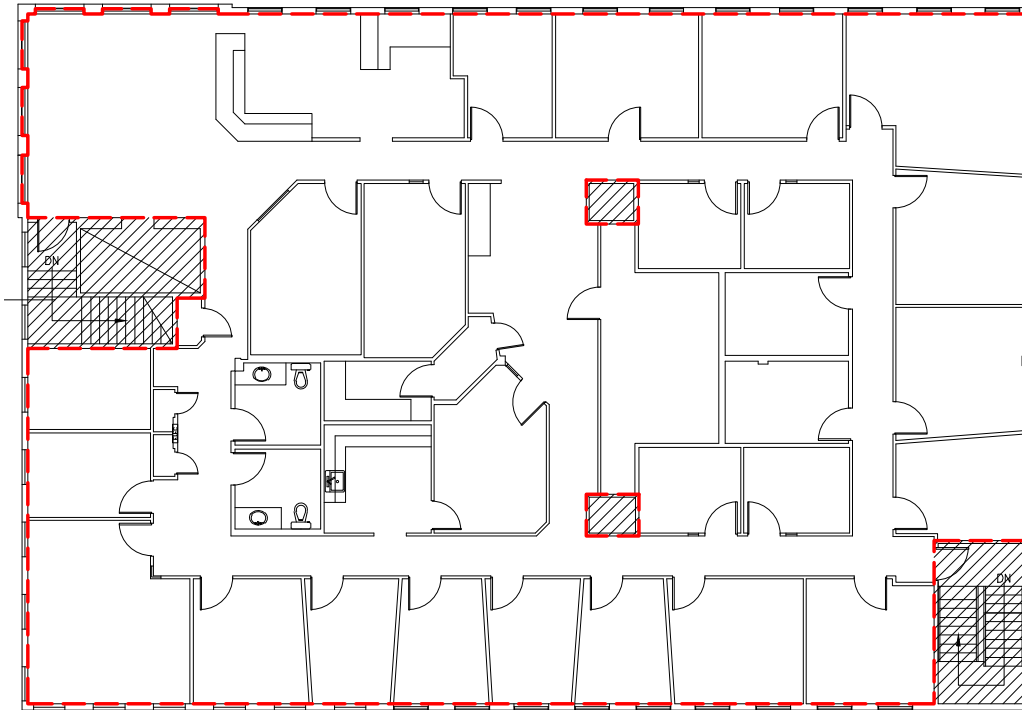
**TI ALLOWANCE**  
Negotiable

**LEASE TERM**  
3 to 10 years

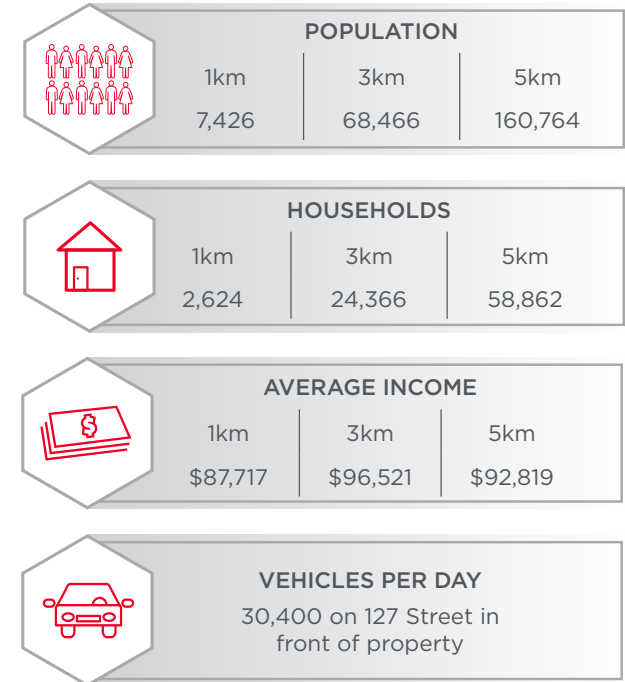
**AVAILABILITY**  
Immediately



# FLOOR PLANS



# DEMOGRAPHICS



cwedm.com



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