

**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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. April 18, 2023

CONTACT LISTING AGENT FOR AVAILABILITY

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

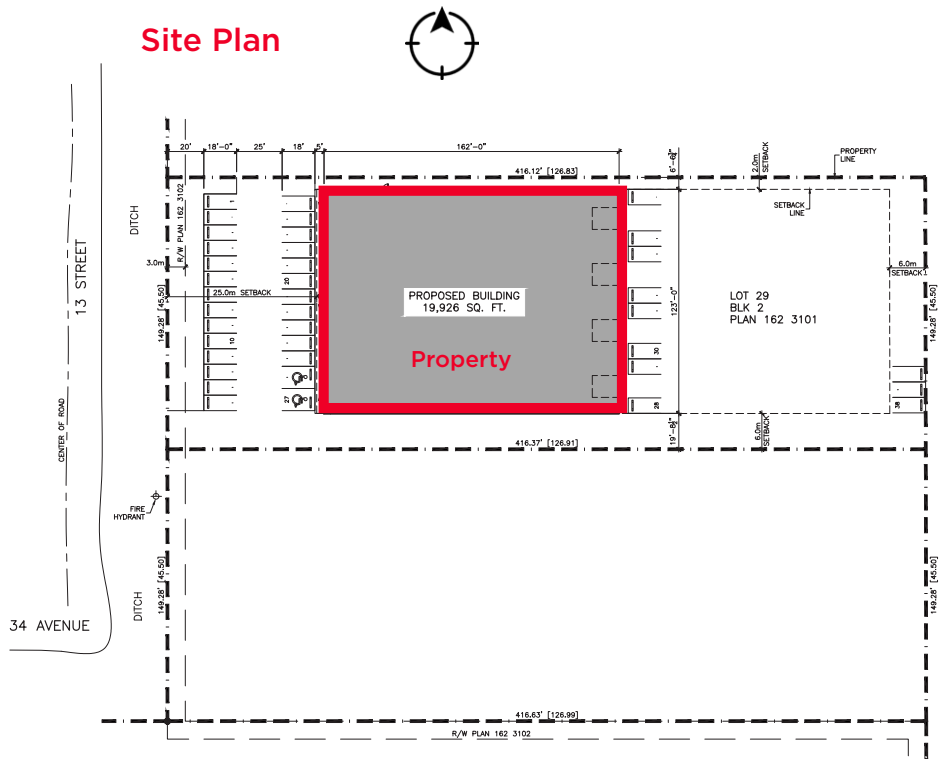
1,800 SF ± built out second floor

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

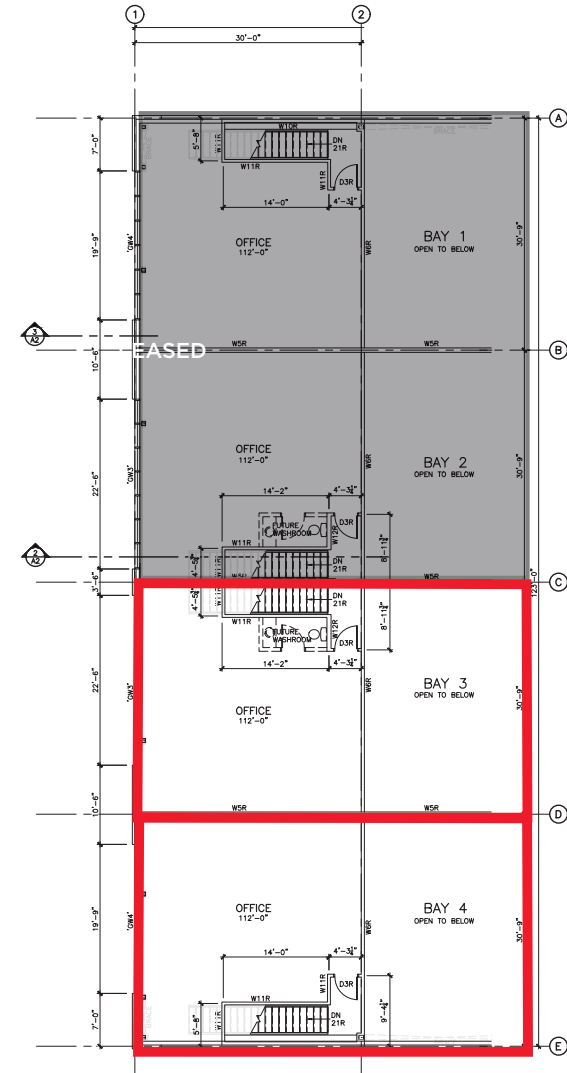


PROPERTY HIGHLIGHTS

- 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



 **CUSHMAN & WAKEFIELD**
Edmonton
www.cwedm.com

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

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