

FUNCTIONAL OFFICE LAYOUT

ABUNDANT NATURAL LIGHT THROUGHOUT



1,864 SF MOVE-IN READY OFFICE SPACE

FOR LEASE

ORCHARDS GATE

9080 25 Avenue SW, Edmonton, AB

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PROPERTY HIGHLIGHTS

- Professionally managed by Rohit Property Management
- Move-in ready office space with high end finishes
- Layout includes 4 large offices, boardroom, Kitchen and large welcoming reception area
- 8 parking stalls
- Great accessibility via 91 Street, 25 Avenue SW, 41 Avenue SW and Ellerslie Road.
- Immediate vicinity of high density residential neighbourhoods of Summerside and Orchards



IDEAL USERS



THERAPY



INSURANCE / FINANCIAL SERVICES



LEGAL



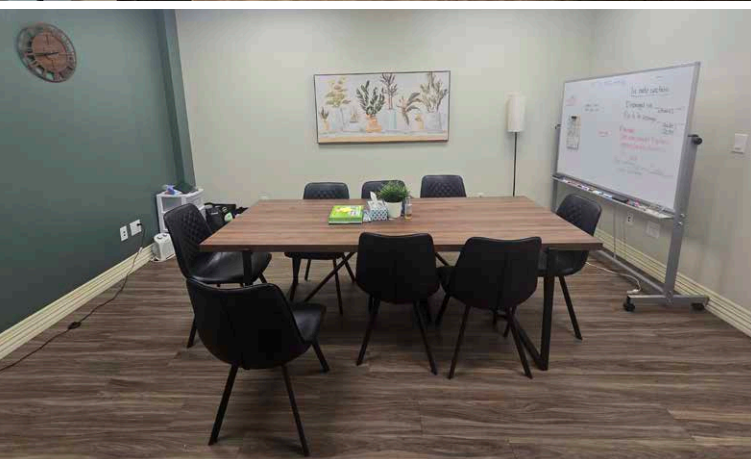
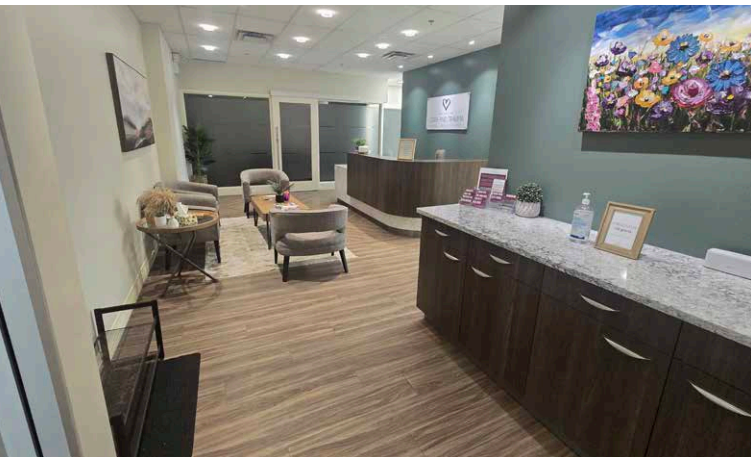
ENGINEERING / IT

PROPERTY DETAILS

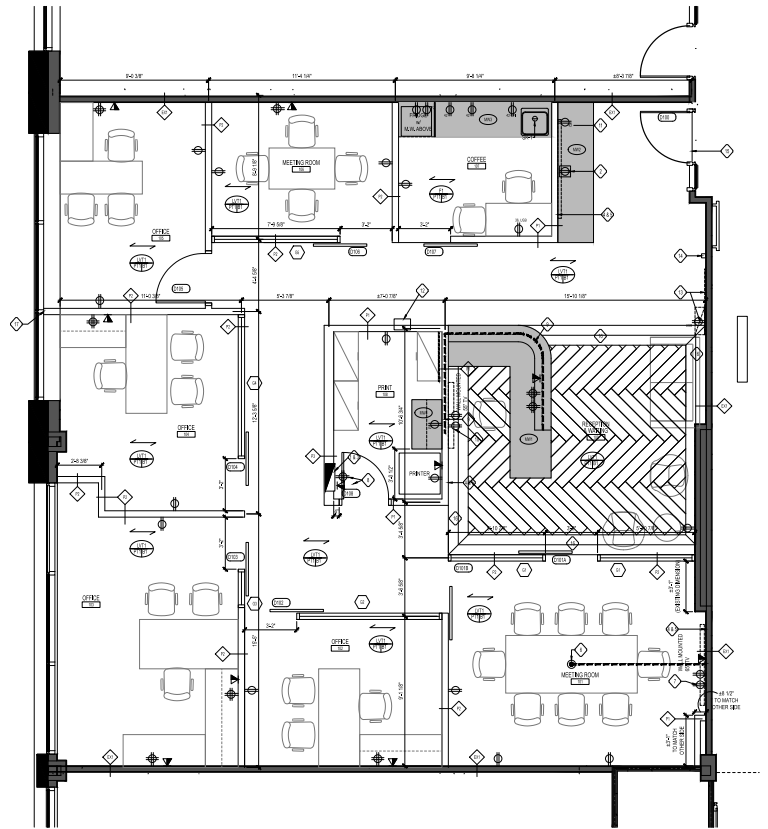
Municipal Address:	9080 25 Avenue SW, Edmonton, AB
Available Area:	1,864 SF (Unit 202)
Zoning:	EIB (Ellerslie Industrial Business Zone)
Asking Rent:	\$20.00 per SF

Operating Costs:	\$17.10 per SF + Management Fee
Property Management Fee:	5% of total rent
Parking Area:	8 surface stalls
Possession:	October 1, 2024

PROPERTY PHOTOS



FLOOR PLAN





**CUSHMAN &
WAKEFIELD**
Edmonton

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