





1,864 SF MOVE-IN READY OFFICE SPACE

FOR LEASE

ORCHARDS GATE

9080 25 Avenue SW, Edmonton, AB

Will Harvie

Associate Patner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher

Associate 587 597 5475 nick.mytopher@cwedm.com

Kurt Paull, SIORPartner

780 702 4258 kurt.paull@cwedm.com Max McPeak

Associate 780 700 5038 max.mcpeak@cwedm.com

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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



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

Additional Rent:	\$18.80 per SF + Management Fee (2025 est.)
Property Management Fee:	5% of total rent
Parking Area:	8 surface stalls
Possession:	Immediately

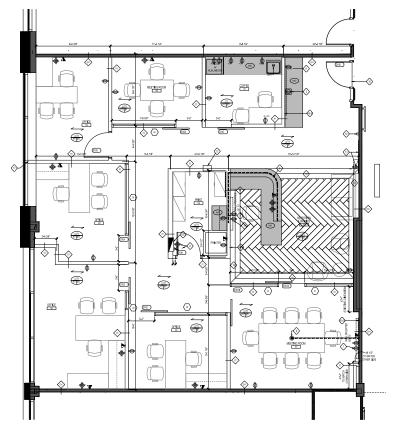
PROPERTY PHOTOS







FLOOR PLAN







Will Harvie Associate Patner 780 902 4278 will.harvie@cwedm.com Nick Mytopher Associate 587 597 5475

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