



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# ELLWOOD CORNER

236 91 Street SW,  
Edmonton, AB

**MOVE-IN READY OFFICE SPACE**

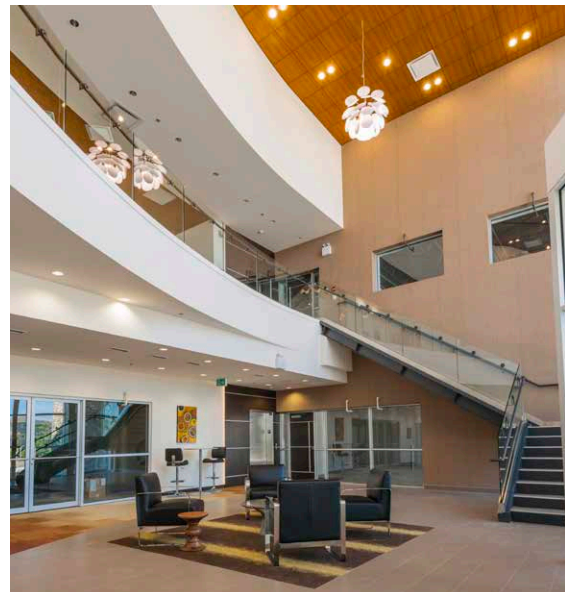
**1,393 SF & 1,165 SF 2ND FLOOR OFFICE**

## PROPERTY HIGHLIGHTS

- Professionally managed by Rohit Property Management
- Move-in ready office space with high end finishes
- Plenty of natural light
- Elevator equipped with a pristine common lobby
- Excellent parking ratio (3.3 stalls per 1,000 SF)
- Great accessibility via 91 Street, Ellerslie Road and Anthony Henday

Another exciting development from:

**Rohit**<sup>TM</sup>  
COMMERCIAL | Bold Goes Further



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## PROPERTY DETAILS

Areas Available:	South Wing Unit 204 - 1,393 SF Unit 206 - 1,165 SF
Zoning:	IB
Lease Rate:	\$21.00 per SF
Operating Costs:	\$16.20 per SF
Property Management:	5% of Total Rent
Signage:	Pylon \$250.00 per month (full) \$125.00 per month (half)
Parking Ratio:	3.3 per 1,000 SF

## OFFICE DEVELOPMENT IDEAL FOR:



### Start-Ups

IT services, psychologists, real estate offices, home builders, etc.



### Creative & Marketing Agencies

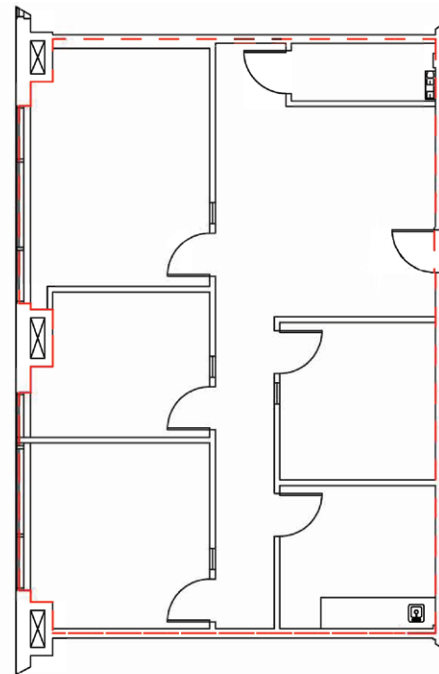
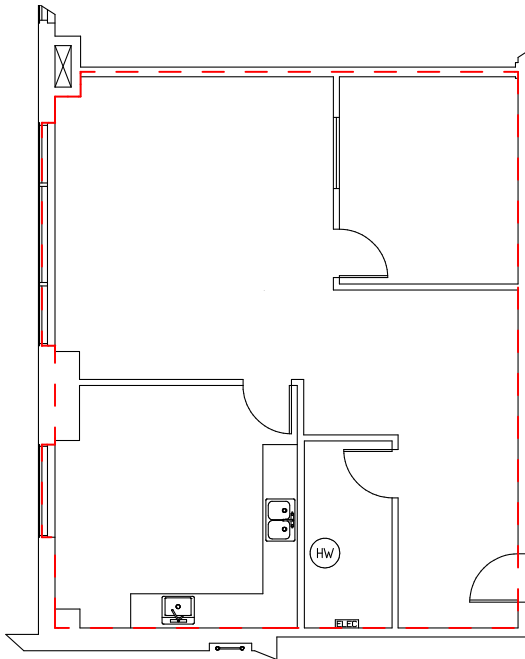
Graphic design studios, web developers, PR firms, freelance collectives, etc.



### Professional Services

Accounting firm, law firm, etc.

## UNIT 206 & 204 FLOOR PLAN



## AERIAL

