



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

ELLWOOD CORNER

236 91 Street SW,
Edmonton, AB

MOVE-IN READY OFFICE SPACE

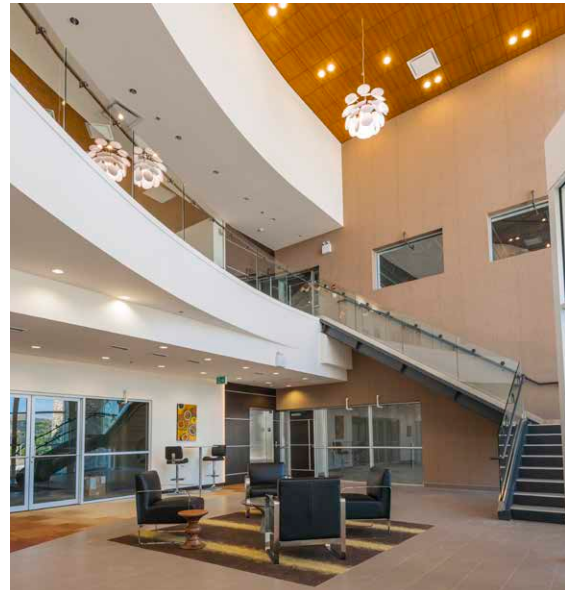
1,165 SF 2ND FLOOR OFFICE

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
COMMERCIAL | Bold Goes Further



Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Kurt Paull, SIOR
Associate Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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PROPERTY DETAILS

Areas Available:	South Wing 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

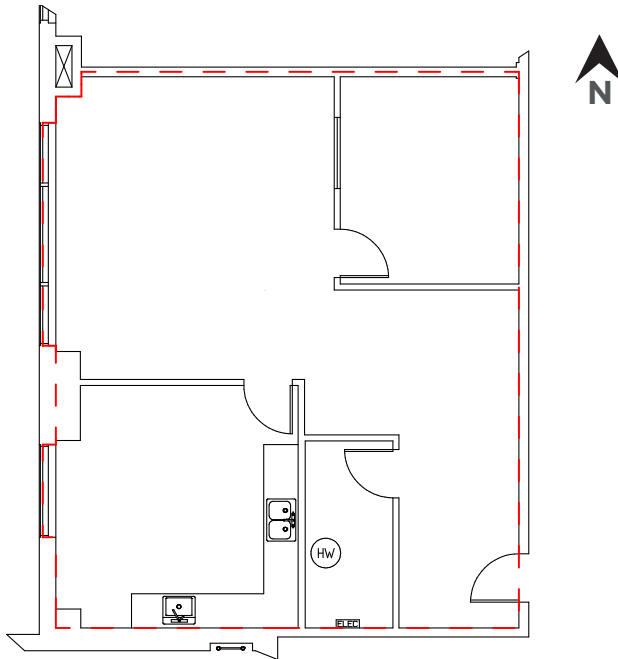
Graphic design studios, web developers, PR firms, freelance collectives, etc.



Professional Services

Accounting firm, law firm, etc.

UNIT 206 FLOOR PLAN



AERIAL

