

FOR LEASE

SHERWOOD INDUSTRIAL SECOND FLOOR OFFICE

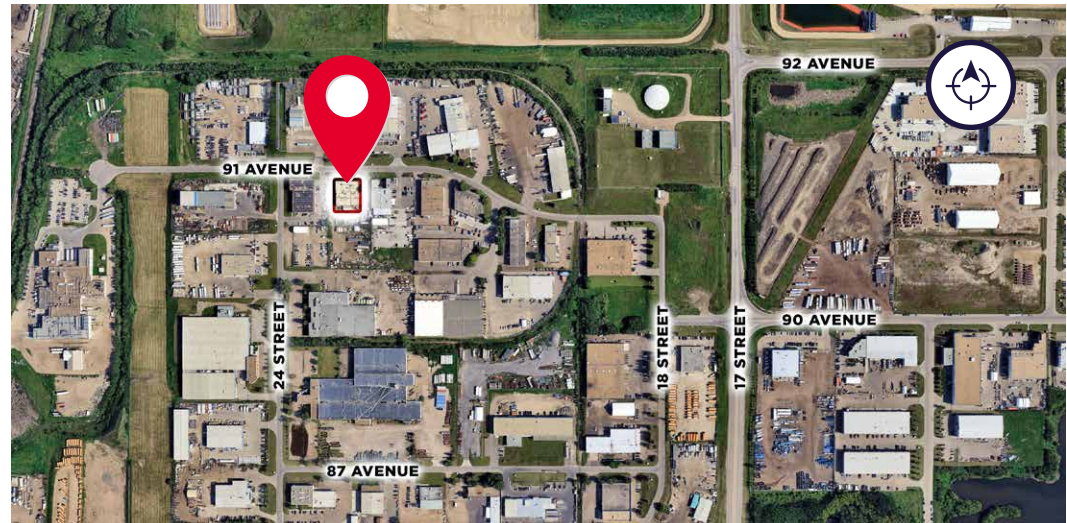
2323 91 AVE NW, EDMONTON, AB

**CUSHMAN &
WAKEFIELD**
Edmonton



6,750 SF FULLY DEVELOPED SECOND FLOOR OFFICE SPACE WITH OPTIONAL LAB AREA

- Located in Sherwood Industrial Estates, minutes from Sherwood Park Freeway & Anthony Henday Drive
- Fully developed office space featuring seventeen (17) offices, meeting room, bistro, washrooms and storage
- Independent second floor entry with freight / handicap accessible elevator
- Lab space is 117 SF and is located on the main floor. It features a fume hood, flammables cabinet and standard lab plumbing
- Seventeen (17) dedicated parking stalls



CUSHMAN & WAKEFIELD
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DETAILS

MUNICIPAL ADDRESS: 2323 91 Ave NW, Edmonton, AB, T6P 1L1

ZONING: IM (Allows for Office & Labs Uses)

NEIGHBOURHOOD: Sherwood Industrial Estates

AVAILABLE AREA: 6,750 SF

MAIN FLOOR LAB AREA: 117 SF (Optional as required by Tenant)

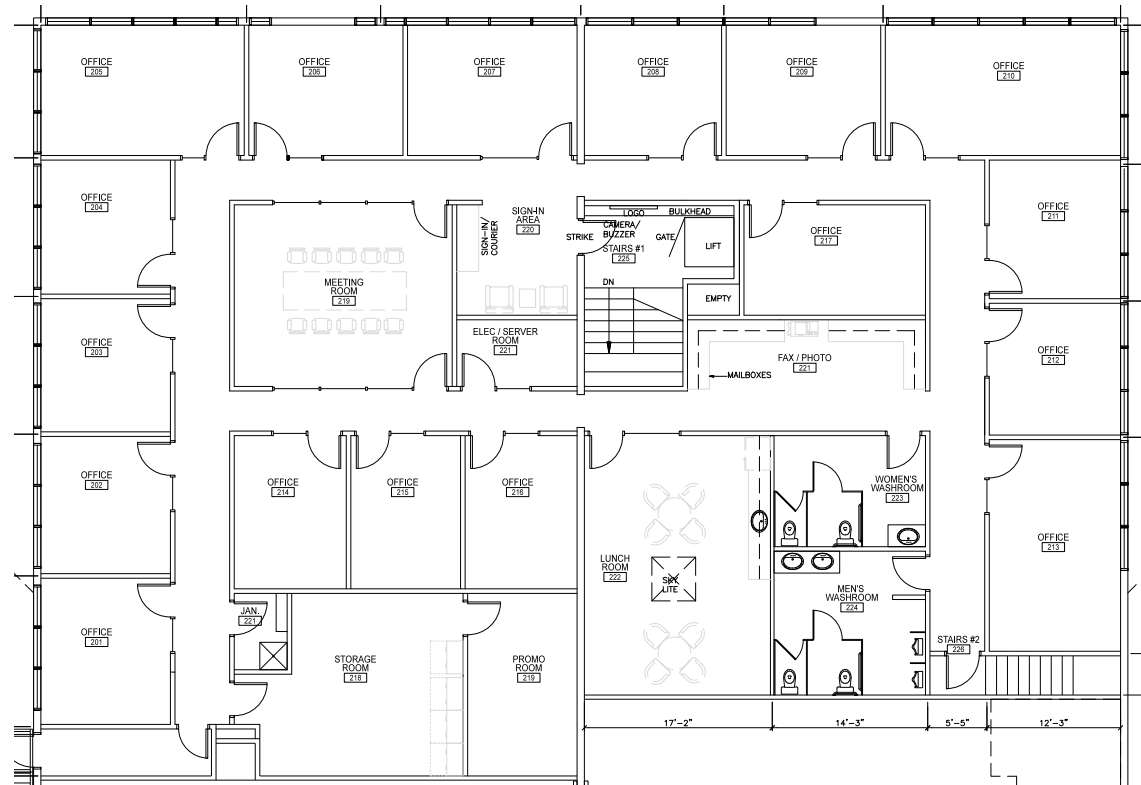
NET RENT: \$15.00 PSF

ADDITIONAL RENT: TBC

PARKING: 17 Dedicated Stalls



FLOOR PLAN



LAB AREA

