

# 795 Sq Ft Unit -- West End Office Space

795 sq. ft. 2nd floor unit with Two (2) well appointed offices, reception area, coffee station, lunchroom/boardroom and one private bathroom with two (2) windows.

\$1,192.50 per month gross\* - utilities included (power/water/gas).

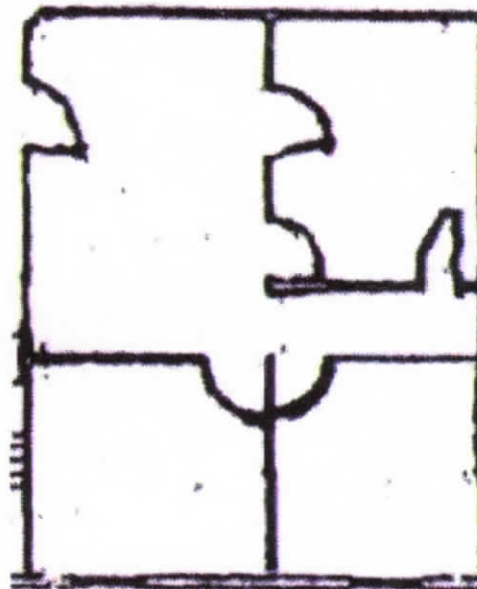
Excellent location with access to 170 and 178 Street, Anthony Henday, Yellowhead and 184 Street. Minutes from West Edmonton Mall, Winterburn, Acheson, Spruce Grove and St. Albert.

## Property Highlights:

- ◆ 795 sq. ft. well appointed air conditioned office space divided into two (2) offices with an open reception area and lunch room/boardroom.
- ◆ 1 Private Bathroom
- ◆ 2 Windows, 2nd floor.
- ◆ Free parking included in Lease.
- ◆ Access to public transportation.

## Leasing/Rent Details:

- ◆ Available for immediate possession.
- ◆ Located at #201, 17815 106 Avenue
- ◆ \$18.00 psf per annum or \$1,192.50 per month + GST introductory rate. 2 and 3 year terms available, subject to negotiation. Gross rates\* utilities included.
- ◆ \*All rental rates are inclusive of net rent, property taxes for the current year, building insurance, common area maintenance, utilities (power/water/gas) and management fees.



#201, 17815 - 106 Avenue

For Further Information call Maxine at



Delta Square Developments Ltd.

Phone (780) 443 - 1047

Fax (780) 443 - 1095

E. & O.E.

All rental rates and availabilities are subject to change without notice.

All information contained herein is believed to be correct however does not form part of any future contract.

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