

# FOR LEASE



**Western Center**

**4612/14 101 Street NW  
Edmonton, AB**



**Western Realty Group**

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# PROPERTY HIGHLIGHTS

- Office / Warehouse Building
- Can be demised into Two 3,577 sq ft spaces
- Fibre Optic High speed Internet
- Secure Yard Space
- Easy Access to Whitemud Drive and Highway 2
- NEWLY UPDATED OFFICE SPACE

## PROPERTY DETAILS

### SIZE

3,577—7,154 sq ft

### LOADING

Grade Load OH doors

### ZONING

IM - Medium Industrial

### LEASE RATE

\$ 12.00 per SF

### OP Costs

\$ 4.90 per SF

### AVAILABILITY

Immediatly

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