



**FOR LEASE**

**\$16.00 PSF**

## PRIME OFFICE SPACE

12830 153 Street, Edmonton, Alberta

### Property Description

This 2400 sq. ft. second-floor office space is available for lease and is ideally located near Yellowhead Trail and Anthony Henday Drive.

The office features five spacious offices, two restrooms, a storage room, a large breakroom, and a reception/meeting area.

With an abundance of natural light and ample parking, this space offers both comfort and convenience.

The building boasts a prime location with high visibility, a modern and professional design, and plenty of parking for tenants and visitors alike.

Lease Rate	\$16.00 PSF
Leasable Space	± 2,400 SF
Operating Costs	\$6.00 (2025)
Tenant Inducements	Negotiable



**DEAN DRYSDALE**, Vice President

☎ (780) 953 4585

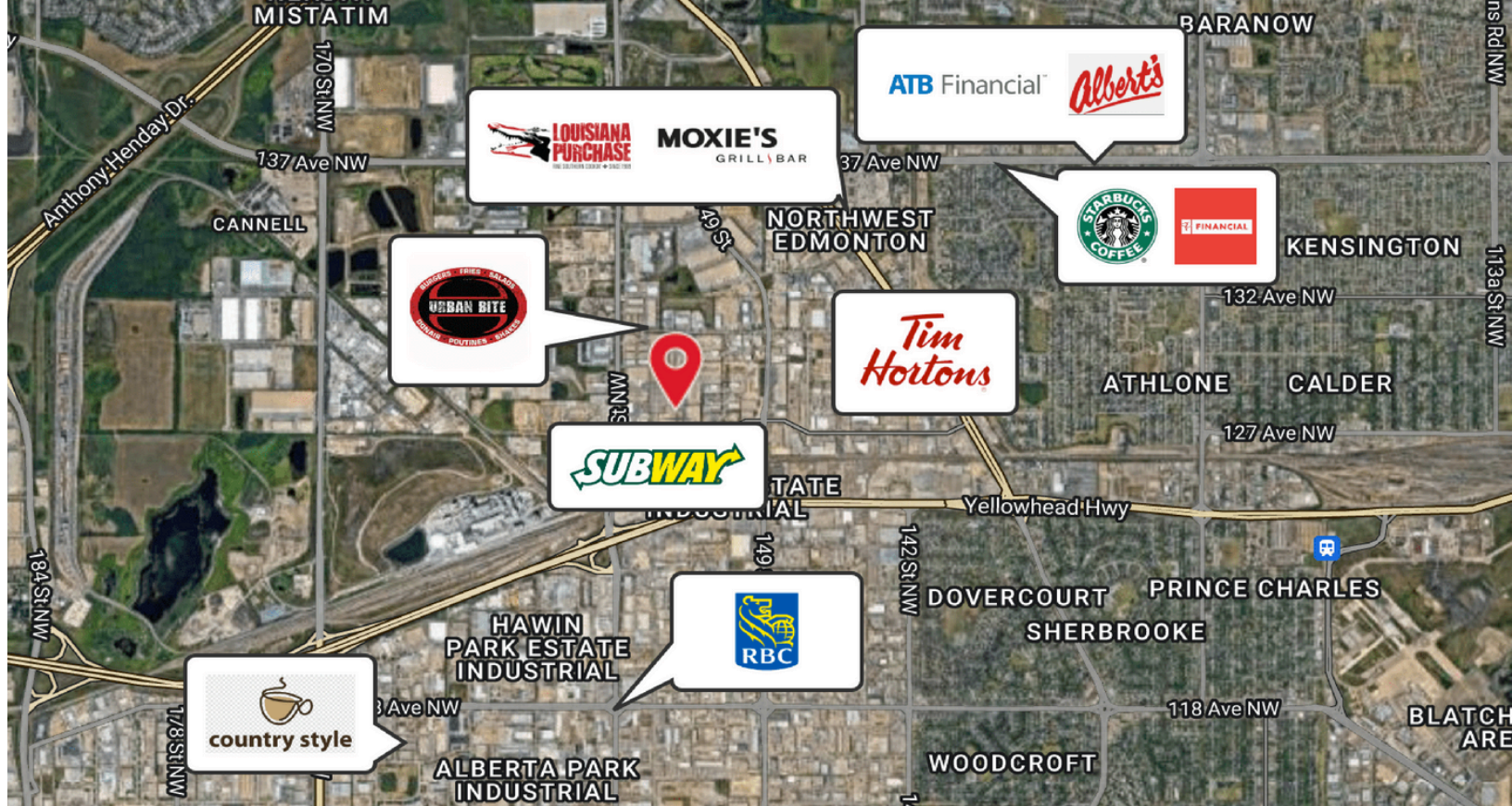
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