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



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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.

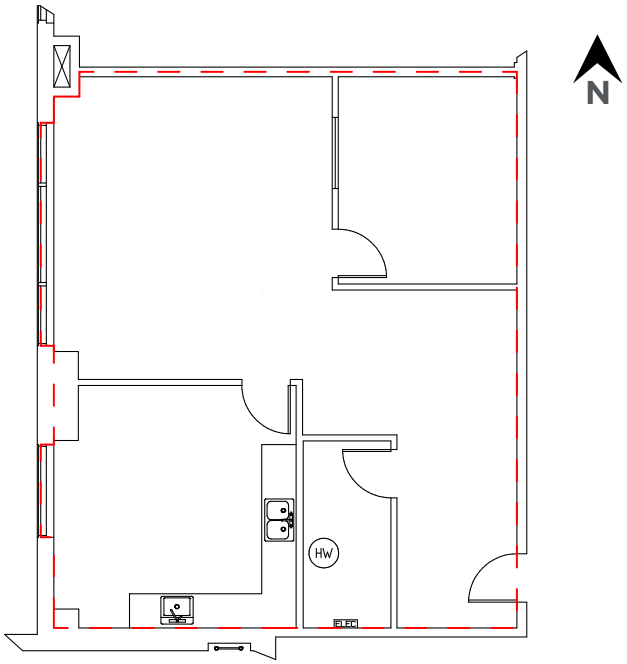
Creative & Marketing Agencies

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

Professional Services

Accounting firm, law firm, etc.

UNIT 206 FLOOR PLAN



AERIAL

