



**COLDWELL
BANKER
COMMERCIAL**
VENTURE REALTY

FOR LEASE

CBCWORLDWIDE.COM

RITCHIE RETAIL OFFICE MEDICAL FLEX

\$19.00 SF/yr (NNN)

10003 80 Ave NW
Edmonton, AB T6E 1T4

AVAILABLE SPACE
1,305 TO 2,610 SQUARE FEET

FEATURES

- T.I: \$15.00 and/or Rent credit (subject to Landlord Approval)
- Additional Rent: Estimated at \$6.00PSF Triple Net
- Term: Three to Seven year with option to renew
- Flexible Professional Landlord

AREA

Impressive corner two storey office building situated just west of busy 99st and steps from highest retail pdf in Edmonton, Whyte Avenue



OFFICE

Constantin J. Zanoaga
780 709 3778
office@cjz.ca
CalDRE #7807093778

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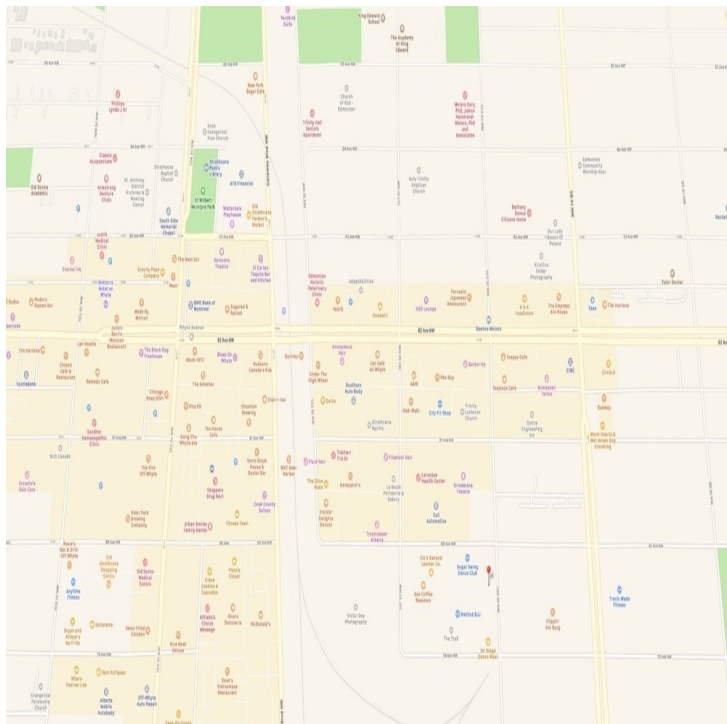
10114 156 Street NW, Unit 201, EDMONTON, AB T5P2P9
780.483.0601



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OFFERING SUMMARY

Available SF:	2,305 - 2,610 SF
Lease Rate:	\$19.00 SF/yr (NNN)
Lot Size:	0.11 Acres
Year Built:	1999
Building Size:	5,220 SF
Renovated:	2020
Zoning:	IB
Market:	EDMONTON
Submarket:	RITCHIE NEIGHBOURHOOD SOUTHSIDE EDMONTON
Traffic Count:	35,000

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PROPERTY OVERVIEW

Main floor retail/office/medical space for lease on a corner lot in the trendy Ritchie neighbourhood. The space features high ceilings and lots of natural light. Recent exterior upgrades and landscaping have been completed making this a terrific location for your business. The space is currently open concept and ready for you to build out with your own personal touches. The second floor has been leased out to an established local engineering firm. Landlord is offering TI's based on length of lease. Located just two blocks off Whyte Avenue with easy access to 99 Street, Gateway Blvd., and Calgary Trail.

PROPERTY HIGHLIGHTS

- > t.i (tenant improvement allowance): \$15.00 NEGOTIABLE (SUBJECT TO USE LANDLORD BOARD OF DIRECTOR APPROVAL)
- > Additional Rent: Estimated at \$6.00PSF Triple Net
- > Term: 5 year with option to renew preferred, 3 year considered with less tenant improvement and subject to business plan approval
- "Term Flexible, Price Reasonable, Professional Landlord. Great opportunity to establish a new long-term, mutually beneficial, lucrative working relationship with a local successful engineering firm."



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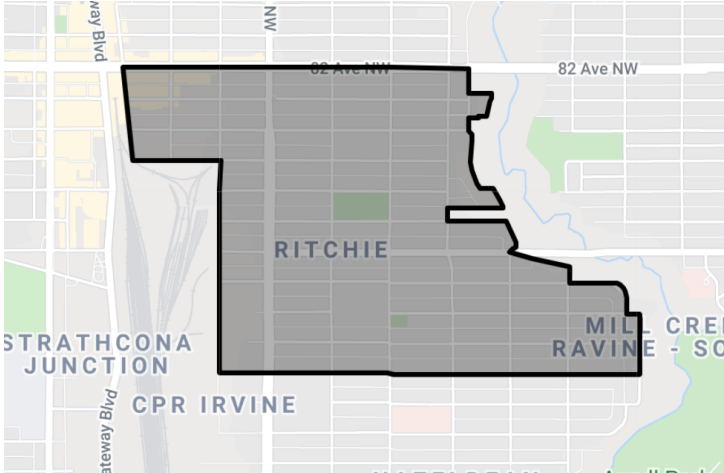
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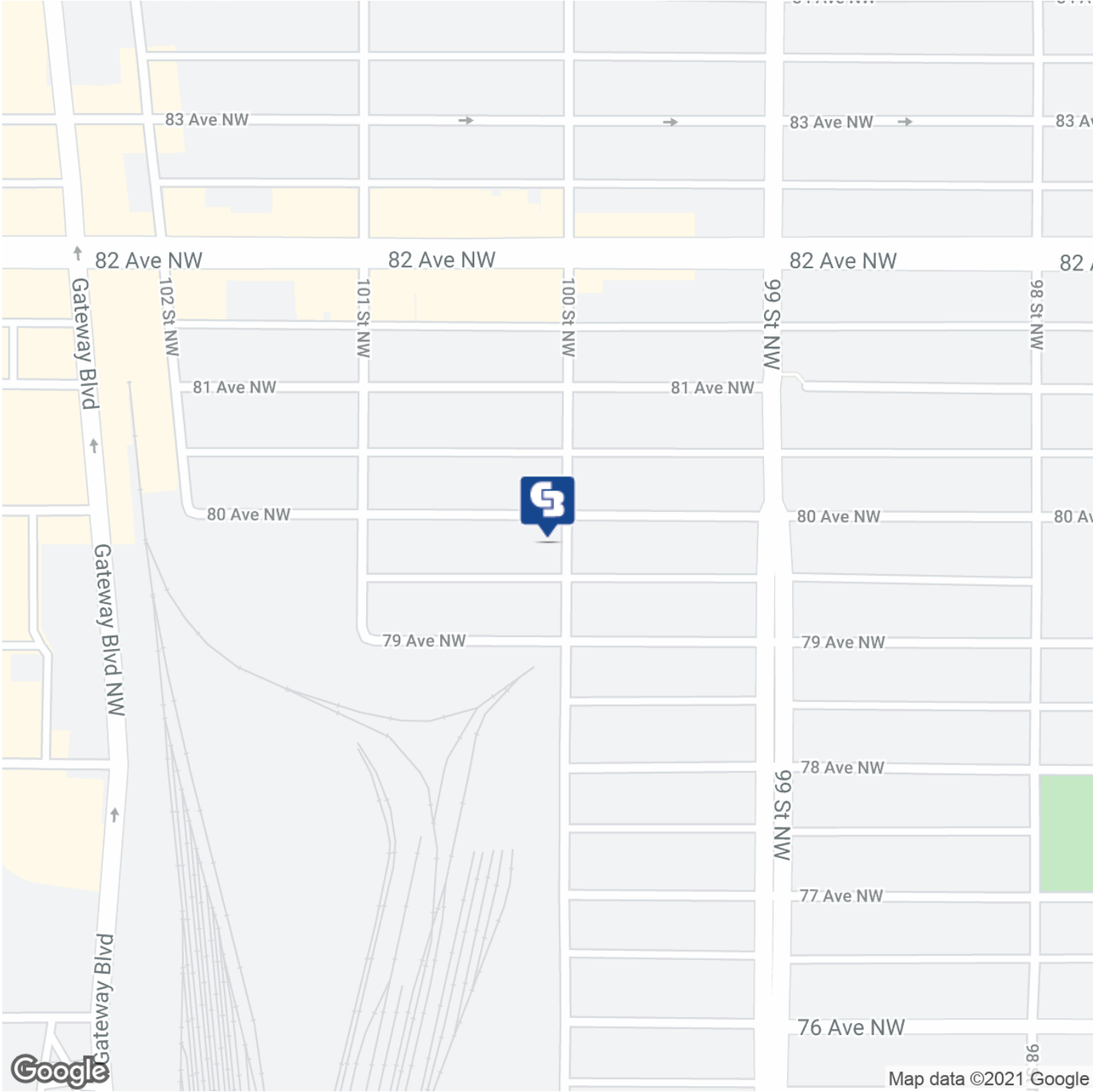
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