

FOR LEASE

THE GRAND ON 124 ST

NAICommercial

LAST REMAINING OFFICE UNIT



12408 - 108 AVENUE | EDMONTON, AB | 2ND AND 3RD FLOOR OFFICES

PROPERTY HIGHLIGHTS

- Rare opportunity to locate within The Grand on 124 St, a unique modern development blending attractive contemporary features with historic appeal
- 804 sq.ft.± second floor office unit consisting of four private offices, reception area, and storage room (Note: size listed is actual square footage with no gross up factor)
- High profile location with direct exposure to 124th Street traffic (exterior building signage opportunity available)
- Located kitty corner to The Grand Market, a weekly public farmers market between May-October attracting thousands of visitors
- Building features include elevator access, attractive common areas, on-site surface parking (1 reserved stall per unit), shared washrooms, and lobby signage
- *Main Floor Retail Units also available for Lease in building, contact listing agent for more information*

MICHAEL PARSONS

Senior Associate

780 435 5507

mparsons@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

SIZE AVAILABLE	Unit #202: 804 sq. ft.± <i>Note: Actual unit areas, no building gross-up factor</i>
LEGAL DESCRIPTION	Plan RN22, Block 27, Lots 10 & 11
ZONING	MU - Mixed Use Zone
PARKING	1 reserved surface stall (free of charge)

AVAILABLE	Immediately
-----------	-------------

[illegible]

6283 MP25

FOR LEASE

THE GRAND ON 124 ST

NAI Commercial

#202, 12408 - 108 AVENUE | EDMONTON, AB



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

6283 MP25

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.