

5 OFFICES & BOARDROOM ACCESS

6 MINUTES TO INTERNATIONAL AIRPORT



OFFICE/SPACE FOR LEASE

6 MINUTES TO INTERNATIONAL AIRPORT

1804-5 Street, Nisku, AB



+/- 1,270 SF OFFICE SPACE + BOARDROOM ACCESS

PROPERTY HIGHLIGHTS

- 5 well appointed main floor offices and /or flex space located on the south side of the building
- Yard storage negotiable
- 15 minutes to CPKC Railway: Edmonton Intermodal Terminal
- **Less than 10 minutes door to door** to Edmonton International Airport

Shared access to amenities:

- Large boardroom
- Coffee bar with seating area
- Washroom facilities
- Utilities & operating expenses
- Internet access (TBC)
- Front parking in common

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CUSHMAN & WAKEFIELD Edmonton

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PROPERTY DETAILS

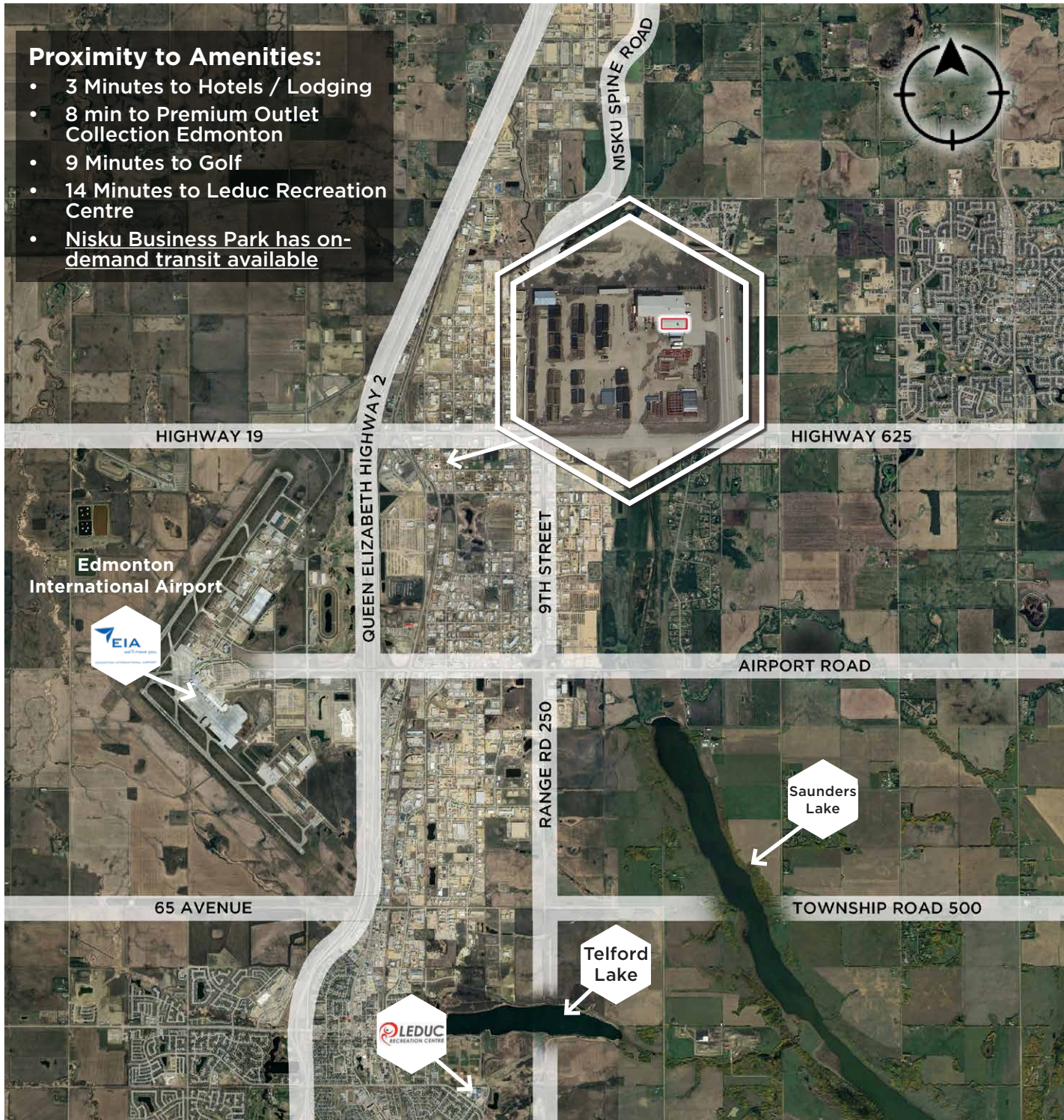
Municipal Address: 1804-5 Street, Nisku, AB
Leasable Area: +/- 1,270 SF Office Space
Main Floor Office: +1,270 SF

Lease Rate: \$15 per SF Gross
Yard Lease Rate: Negotiable

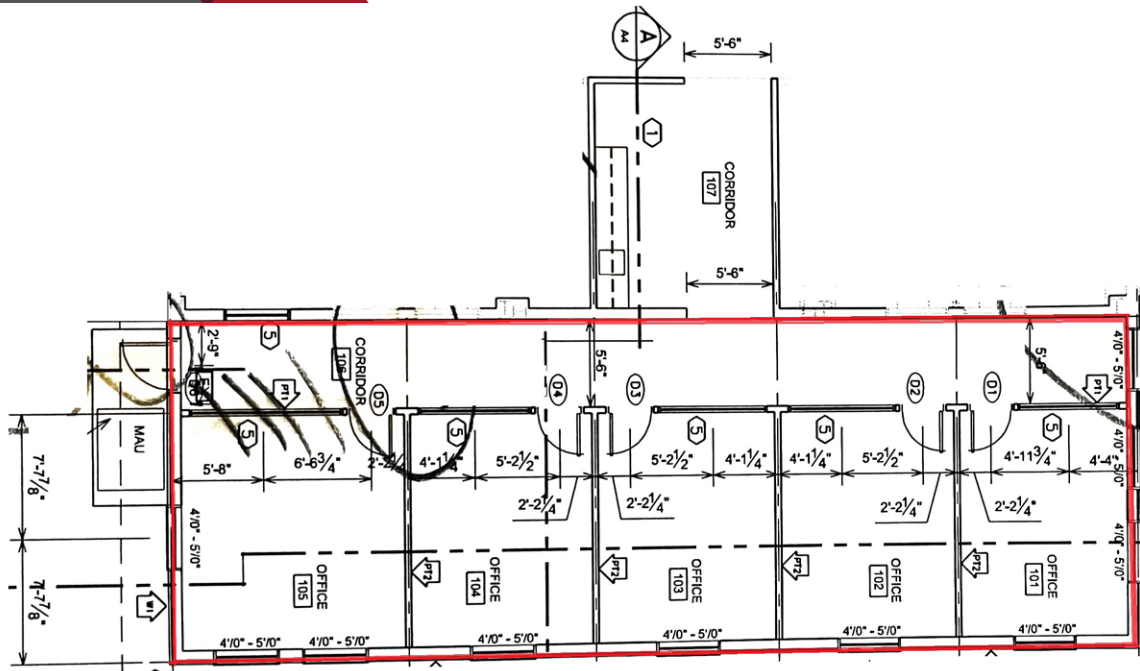
AERIAL

Proximity to Amenities:

- 3 Minutes to Hotels / Lodging
- 8 min to Premium Outlet Collection Edmonton
- 9 Minutes to Golf
- 14 Minutes to Leduc Recreation Centre
- Nisku Business Park has on-demand transit available



FLOOR PLAN



PROPERTY PHOTOS

COFFEE BAR & SEATING AREA



STAFF PARKING IN COMMON



SHARED BOARDROOM/
CONFERENCE ROOM





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