

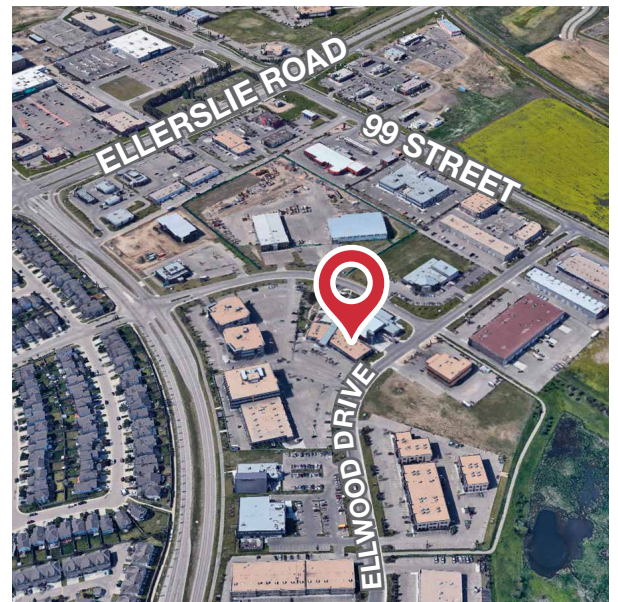
For Sublease
Ellwood Drive Office
2,500 sq.ft.±



2715 Ellwood Drive SW Edmonton, Alberta

Property Features

- 2,500 sq.ft.± developed office space
- Fixtured with 6 office spaces, meeting space, kitchen, reception area, storage/server room and bathroom
- Located in the Ellerslie Industrial area nestled between Ellerslie Road, 99 Street and 91 Street
- Quick access to 23rd Avenue, South Edmonton Common, Ellerslie Business Park, Gateway Blvd/Calgary Trail/Highway 2, and Anthony Henday Drive



Hennadiy (Ghena) Menyaylov

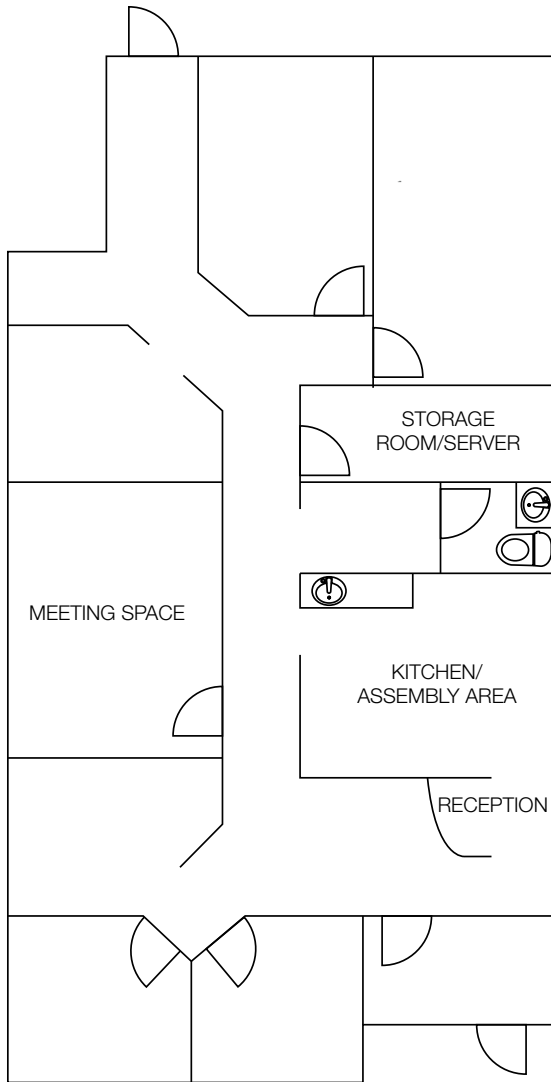
780 436 7410

ghena@naiedmonton.com

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Additional Information:

SPACE AVAILABLE	2,500 sq.ft.±
AVAILABLE	Immediately
LEGAL DESCRIPTION	Plan 0728118, Block 2, Lot 8
ZONING	EIB (Ellerslie Industrial Business Zone)
LEASE EXPIRY	July 31, 2020
NET RENTAL RATE	\$16.00/sq.ft./annum
OPERATING COSTS	\$10.33/sq.ft./annum Includes building insurance, property taxes, common area maintenance, management fees and utilities (gas, water, power)

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