

For Lease

Eastgate Business Centre  
Office/Warehouse



**9344/46/48 - 49 Street**  
Edmonton, Alberta

## Property Features

- Three (3) contiguous bays available
- Can be leased individually or together
- 3,246 sq.ft. or 6,540 or 9,953 sq.ft.
- Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway



**Karen Chayka**

780 436 7410

kchayka@naiedmonton.com

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.

4601 99 Street NW  
Edmonton, AB T6E 4Y1

+1 780 436 7410

[naiedmonton.com](http://naiedmonton.com)

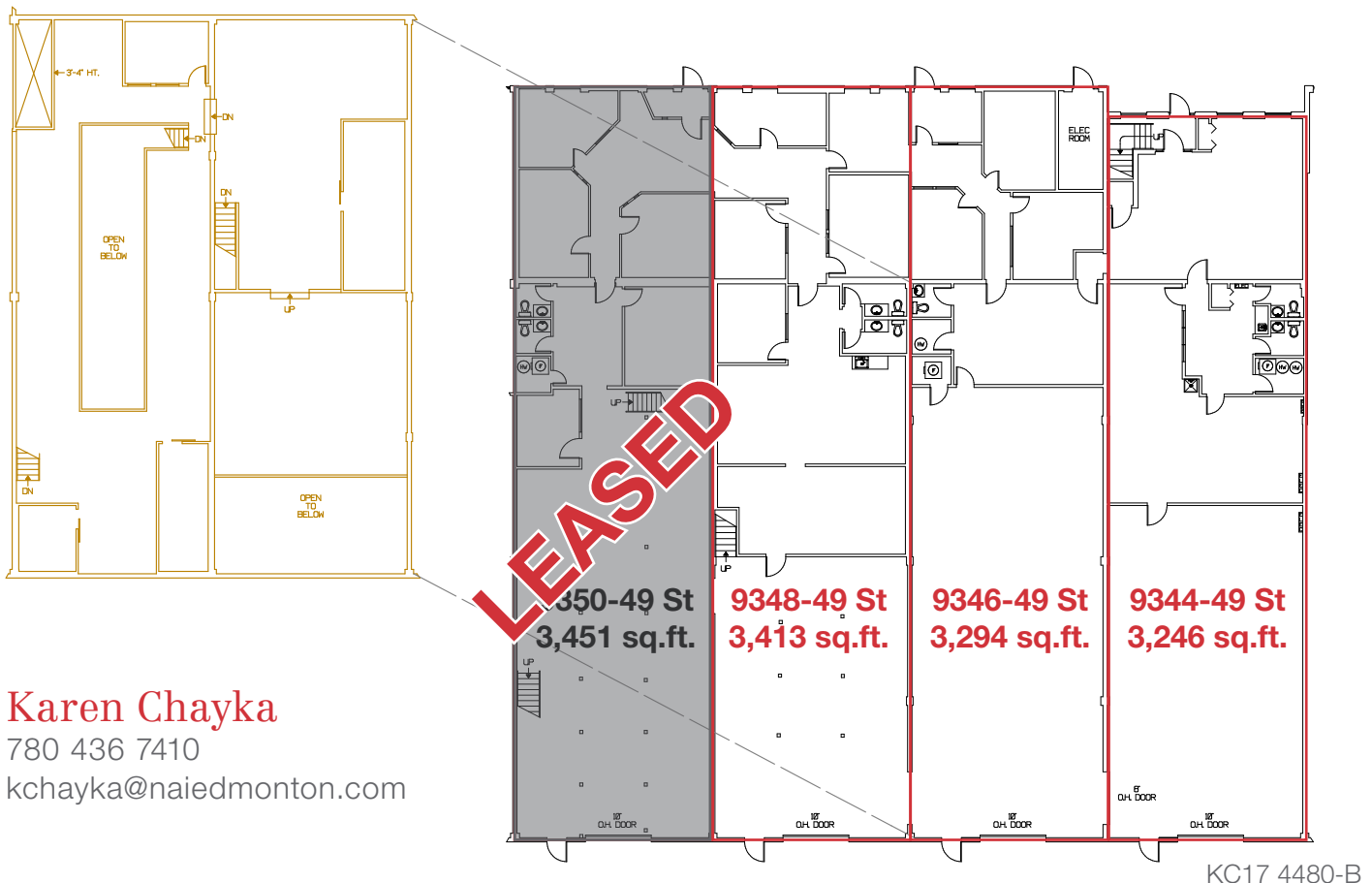
For Lease  
Eastgate Business Centre  
Office/Warehouse

# 9344/46/48 - 49 Street

Edmonton, Alberta

## Additional Features

- Size: 3,246 or 6,540 or 9,953
- Legal Description: Lot 3, Block 2, Plan 762 2073
- Zoning: IB (Industrial Business District)
- Ceiling height: Approx. 16' clear
- Loading: 14' grade loading overhead door each bay (TBC)
- Power: 3 phase
- Available immediately
- Net Lease Rate: Starting at \$8.00/sq.ft./annum (annual escalations apply)
- Operating Costs: \$4.49/sq.ft./annum (2017 estimate). Includes property taxes, building insurance, management and exterior maintenance.



**Karen Chayka**

780 436 7410

kchayka@naiedmonton.com

**NAI Commercial**

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

NAI Commercial Real Estate Inc.