

For Lease

Southside Business Park  
2nd Floor Office Spaces from  
919 sq. ft. to 2,123 sq. ft.



## 9603 - 41 Avenue Edmonton, Alberta

### Property Features:

- South Central location with exposure to 97th Street
- A variety of functional improvements and floor plan layouts to choose
- IB zoned allowing for a wide range of potential uses
- Easy access to public transit and Whitemud Drive
- New roof (2013) and steel cladding (2011) on both buildings

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# 9603 - 41 Avenue

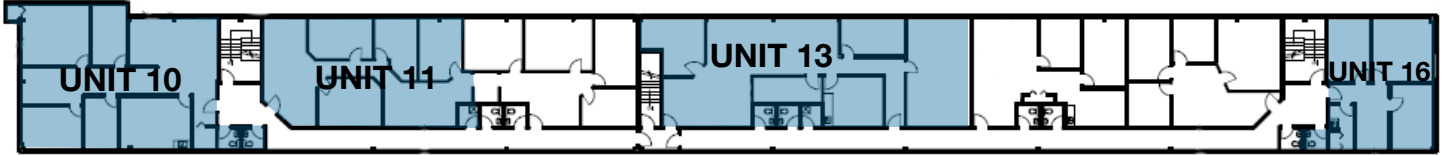
Edmonton, Alberta

## Office Units for Lease

North Building (Building 1 - 2nd Floor):

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UNIT #	CIVIC ADDRESS	LEASABLE SQ. FT.	LEASE RATE	STATUS
10	200-9637	1,813 SF	\$12/sq.ft.	Available
11	201-9637	1,397 SF	\$12/sq.ft.	Available
13	203-9613	2,123 SF	\$12/sq.ft.	Available
16	206-9605	919 SF	\$12/sq.ft.	Available

	North Building 2nd floor Office
Legal Description	1322403
Zoning	IB (Industrial Business)
Minimum divisible	919 sq. ft.
Maximum contiguous	2,123 sq. ft.
Ceiling heights	Standard office
Operating costs	\$8.97 per sq. ft. (2014) includes building insurance, property tax, common area maintenance, management fees and utilities.



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