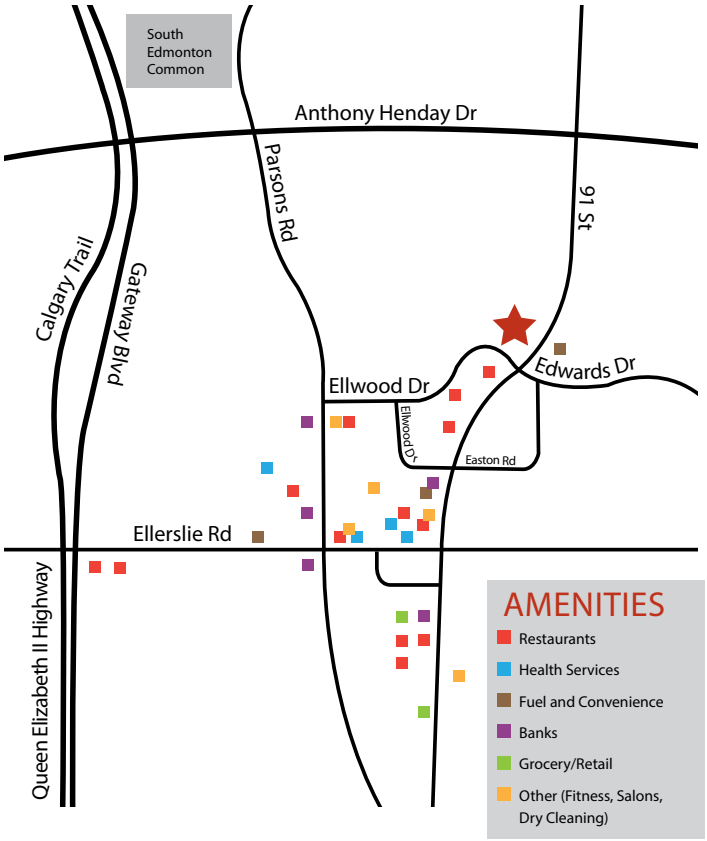
MODERN NEW SOUTHSIDE BUILDING FOR LEASE

ELLWOOD CORNER

91 STREET & ELLWOOD DRIVE SW



FEATURES

- Great visibility on 91 Street
- Easy access to Anthony Henday
- Main floor retail bays from 1,000 sq ft
- Second floor office space is adaptable to tenant needs from 1,000 sq ft to 30,000 sq ft.
- Will be equipped with an elevator and sidewalks for additional accessibility
- Includes energized parking stalls with car plugs for tenants.

Retail and office opportunities available immediately.
Book an appointment today at 780.669.2336
to let us guide you through the options available

ELLWOOD CORNER

RohitCommercial.com 780.669.2336

Rohit COMMERCIAL

ELLWOOD CORNER

MAIN FLOOR

RETAIL SPACE

RETAIL SPACE

FEATURES

- Atrractive steel and concrete structure with two-storey lobby and tinted glass windows throughout
- Street front signage for increased exposure and visibility
- Attractive finishings throughout
- Only four units remaining from 2409 - 2638 sq ft! Call Jason for more details 780-669-2336

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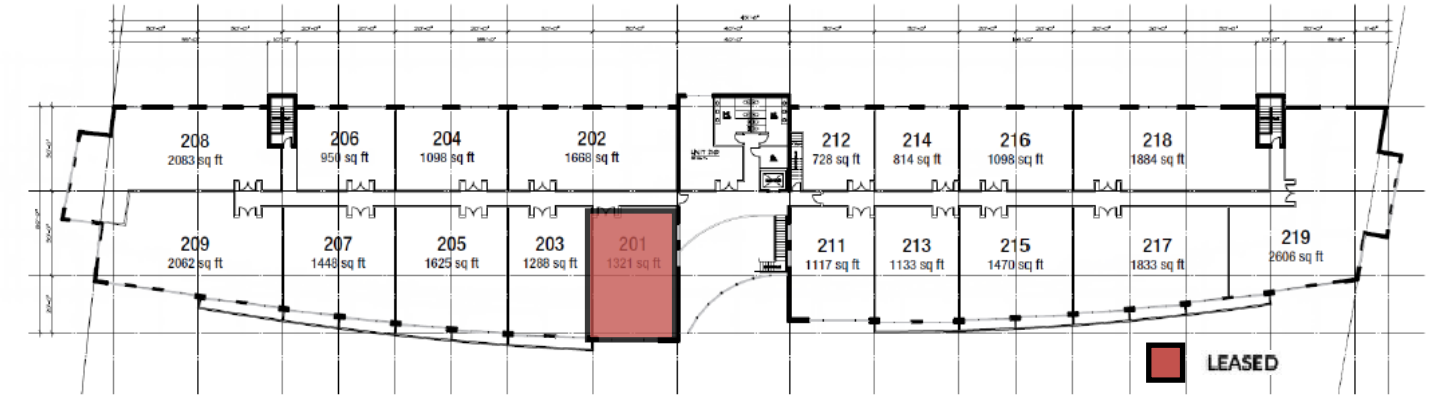
SECOND FLOOR

OFFICE SPACE



OFFICE SPACE

FEATURES

- 1,200 - 15,000 sq ft options available
- 4:1000 parking ratio available for office tenants
- Fully furnished lobby and main entrance
- Great visibility from 91 Street with pylon signage opportunities available
- Tenant improvement allowances are negotiable
- Base Lease Rate: $19.00/sqft.
- Operating costs $11.50/sqft (2014 estimate)
- Call Zulfikar for more details 780-669-2336