



(AFN Ltd.)  
A. Bhanji & Associates

# WEST END OFFICE LEASE

12165 - 154 Street  
Edmonton, Alberta



## Property Highlights

- Convenient west end location with quick and easy access to Yellowhead Trail via 156 St
- The space is located in the second floor of the building
- 1,600 sq.ft. plus storage areas are available which includes washrooms with showers and a kitchen area.
- Remainder of space is a large open area wired for internet and phone workstations, as well has large windows creating a bright working environment

## Property Fundamentals

**Municipal Address:** 12165 - 154 Street  
Second Floor Only

**Lease space:** 1,600 sq.ft. + storage

**Parking:** Underground parking  
is negotiable

**Comments:** All Inclusive rate of \$1600  
per month makes this space  
very affordable

**Lease Rate:** **\$1600/month gross (Utilities Included)**



The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

**RE/MAX**<sup>®</sup>  
**COMMERCIAL**  
(AFN Ltd.)  
**A. Bhanji & Associates**

For more information about this listing, or other listings, please contact:

**Jeff Sutherland; Industrial Leasing Associate**  
**RE/MAX Commercial**  
**Suite 1001, Empire Building**  
**10080 Jasper Avenue**  
**Edmonton, AB T5J 1V9**  
**T 780.429.1200 ext 219**  
**C 780.862.5397**  
**E [jsutherland@remaxcomm.ca](mailto:jsutherland@remaxcomm.ca)**  
**[www.remaxcomm.ca](http://www.remaxcomm.ca)**