

**1,800 SF OF BUILT OUT SECOND FLOOR
OFFICE SPACE AVAILABLE**

**NEW BUILDING WITH MODERN
INTERIOR FINISHINGS**

FOR LEASE

**SPINE ROAD
BUILDING I**

3421 13 Street,
Nisku, AB

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AVAILABLE IMMEDIATELY

PROPERTY DETAILS

MUNICIPAL ADDRESS

3421 13 Street, Nisku, Alberta

LEGAL DESCRIPTION

Plan 1623101, Block 2, Lot 29

LOT SIZE

1.42 Acres

ZONING

IND - Industrial District

LEASE RATE

\$15.00 Per SF Gross

LEASE OPTIONS

BUILDING - SECOND FLOOR

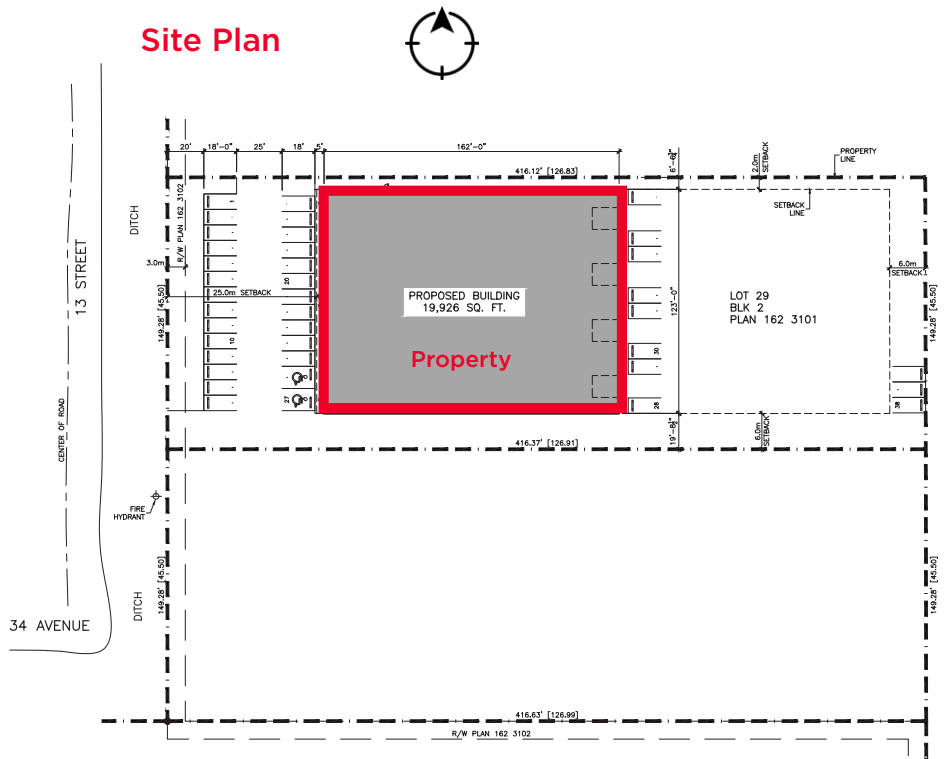
1,800 SF ± built out second floor

- 2 Large private offices
- Boardroom
- Kitchen with full appliances
- Multiple washrooms
- 2 exits

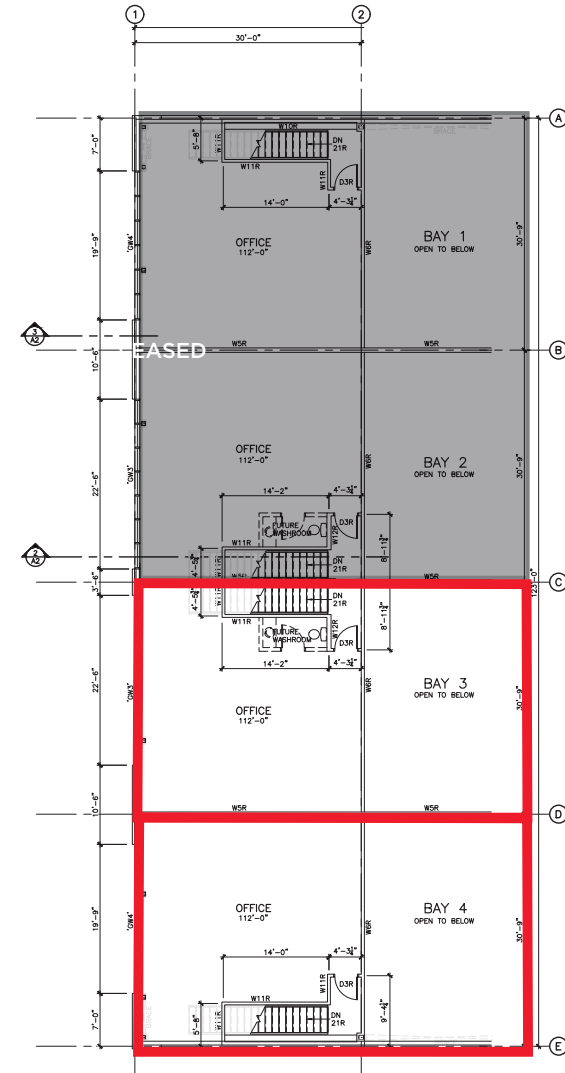


PROPERTY HIGHLIGHTS

- Direct visibility along Nisku Spine Road
- Located in QE II Business Park, just minutes from the new Amazon facility
- Quick access to QE II Highway and Gateway Boulevard via 41st Avenue and South Edmonton via Nisku Spine Road



Second Floor Plan



FLOOR PLAN

AERIAL



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