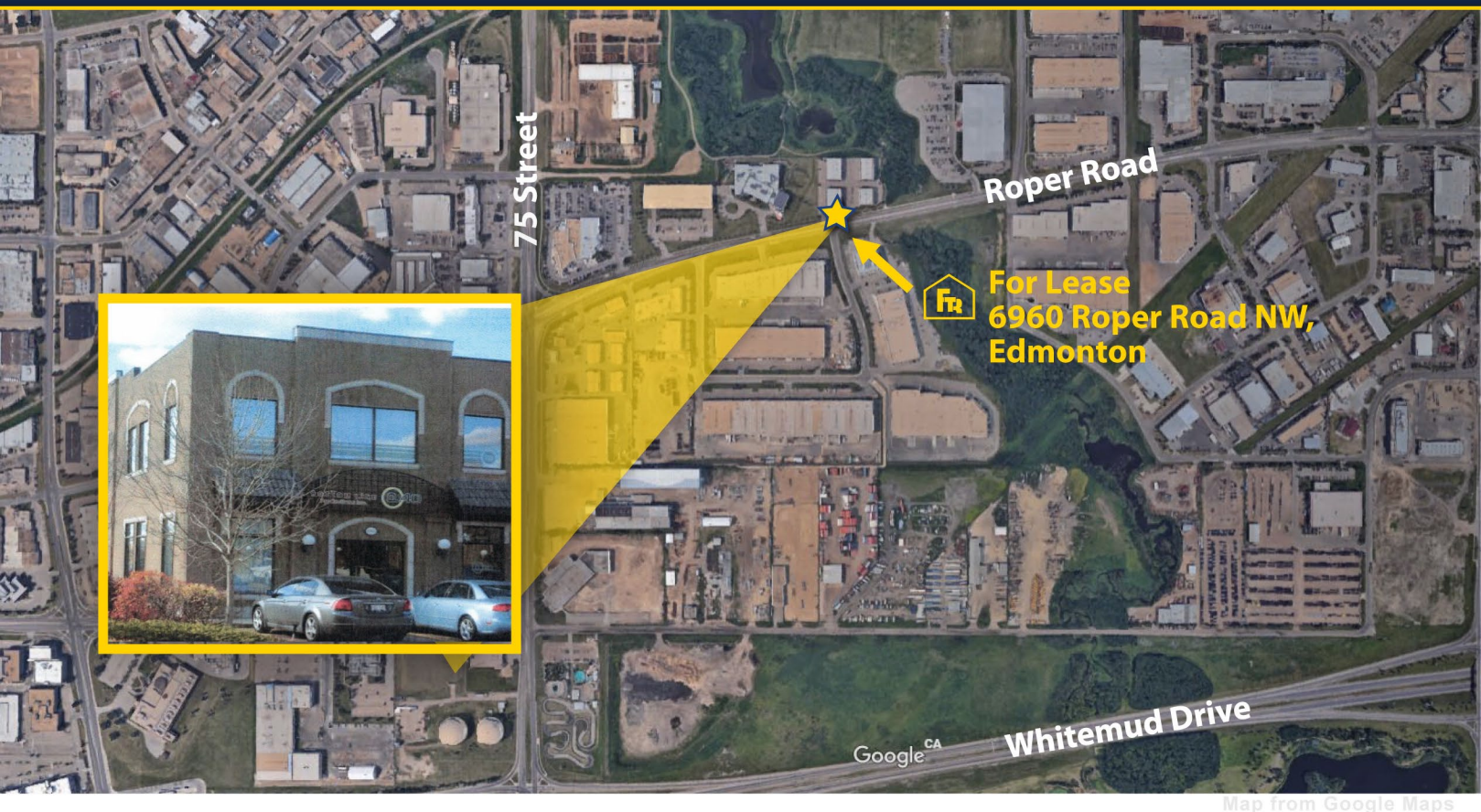


FOR LEASE - Bridgewater Business Centre

100, 6960 Roper Road NW, Edmonton, Alberta



RENTAL RATE:

\$2950.00/month plus GST. Includes condo fees, property taxes, building maintenance & utilities (power, water & gas)

Optional warehouse requires additional monthly rent.

DETAILS:

- Main floor office
- 3 - 5 years lease term
- Tenant Improvements - As is
- Parking - 4 stalls
- Corner unit
- Can be leased together with warehouse space

OFFICE:

1600 sq. ft (+/-) with potential additional warehouse storage

LEGAL DESCRIPTION:

Unit 15, Condo Plan 012 1405

EXCLUSIVELY LISTED FOR LEASE BY:

Garry Stebner (780) 918-5289

glstebner@shaw.ca

Fraser-Tradex Realty Inc.

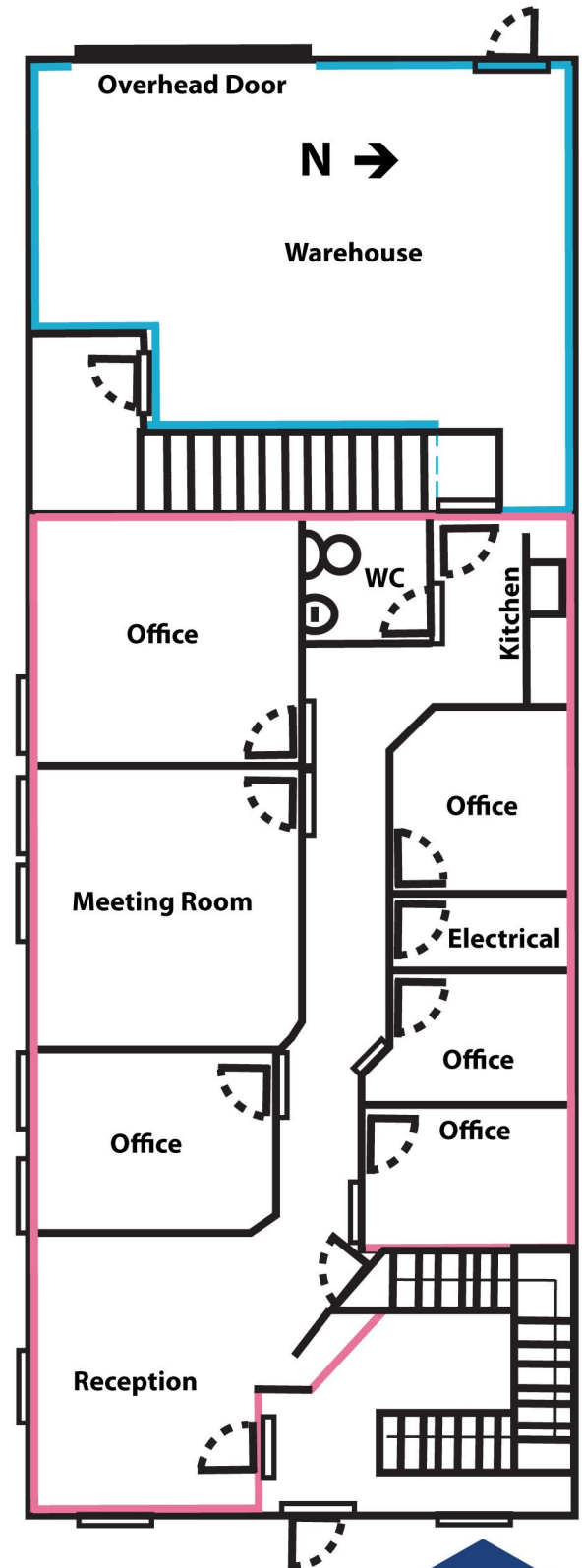
FRASER-TRADEX REALTY INC. *Your Real Estate Professionals*

(780) 499-0948 Fax (780) 458-6900 Realty@chughfraser.com P.O. Box 4, Stn Main, St. Albert, AB T8N 1N2



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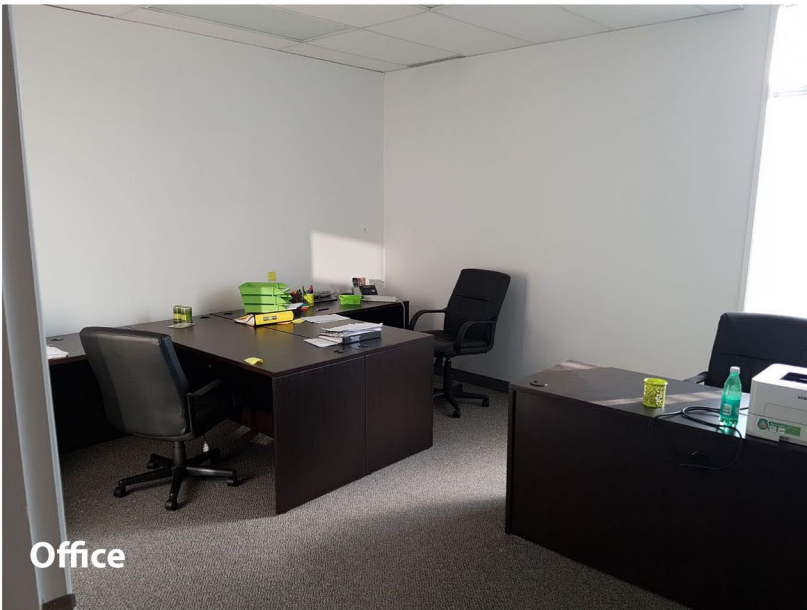
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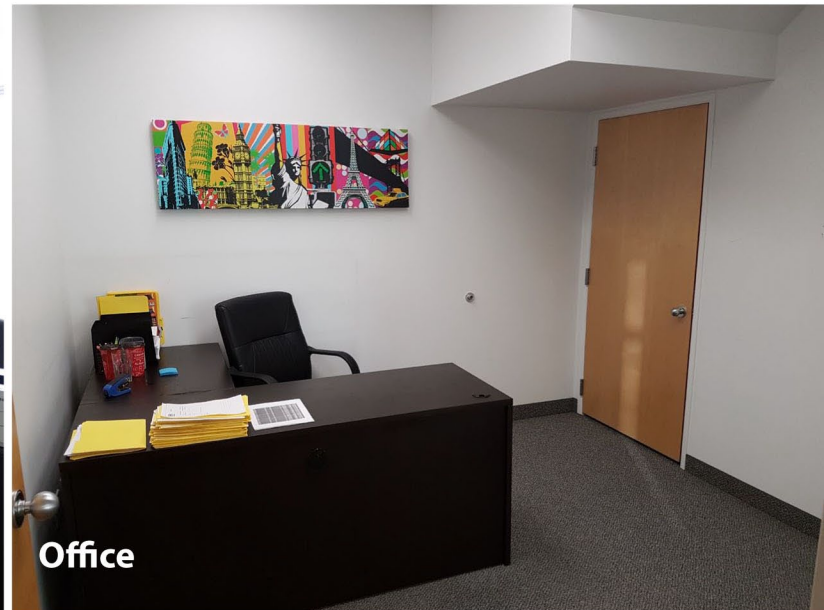


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Office



Office



Office



Kitchen

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