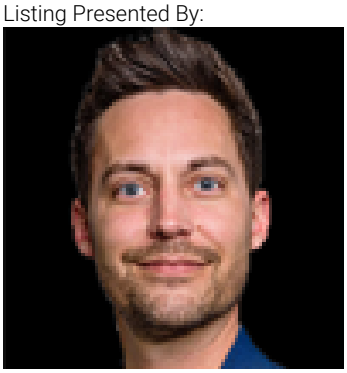


Edmonton Alberta

$28

Turnkey second-floor office of approximately 856 SF at Royal Centre Aster (17 Street and Aster Boulevard, SE Edmonton), available for sublease with immediate possession. Finished to a high standard with glass-fronted private offices, reception area, kitchenette, in-suite washroom and large windows overlooking the centre. Petro Canada-anchored centre with medical, dental, pharmacy, physiotherapy and food co-tenants, approx. 15,300 average weekly traffic, minutes from Anthony Henday and Whitemud Drive, ample surface parking and pylon signage. The head lease carries an exclusive for mortgage office use, making this ideal for a mortgage brokerage ready to move in without build-out cost. Other uses subject to Head Landlord approval and existing tenants restrictive uses. Basic rent $28.00 PSF; additional rent $18.00 PSF (2026 estimate); utilities separately metered. Sublease term to January 30, 2029. Zoning CN. (id:6769)

Listing Presented By:



Originally Listed by:
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