



1, 5220 Duncan Avenue
Blackfalds, Alberta

MLS # A2281274



\$16 per sq.ft.

Division: Highway Commercial

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,100 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Ice Machine/ bar fridge/ office furniture (negotiable)

STUNNING OFFICE SPACE FOR LEASE! Featuring Ultra-High end finishes, Glass walls, granite counters, built-in ice machine & more. Featuring Exposure along QE2 and situated on the second floor of the Wood Group Business Centre, this 1111 SQ FT 2-office, boardroom, private bath and spacious reception area screams "Take me now!" Impress your clients and suppliers alike, with award-winning finishes throughout. Make it fun to go to the office, in this efficient CONCRETE BUILDING, with Front and rear parking with a paved lot. Office 1: 9'10"x11", Office 2: 9'10"x12", Boardroom: 11'9"x15'8", Open Office: 25'x9'. Storage mezzanine at the back for file storage. get into this space temporary or on a long term basis with lease rates starting at \$16.00/PSF plus NNN costs of \$5.00/PSF (includes everything except internet/ phones)