# **ROPER BUSINESS CENTRE**

5626 72 STREET - MAIN FLOOR 3006 SF OFFICE SPACE



### OFFICE CONDO SPACE FOR LEASE

- 3006 sf. Main Floor Office space with Modern Board room, Offices, Lunch room, 2 washrooms and a large storage area with Grade Door. Turn Key space.
- Roper Industrial Park : Access to Whitemud Drive, Roper Road and 75 Street.
- LRT: Valley Line
- 11,500 vehicles per day pass the site along Roper Road
- 41,100 vehicles per day pass the site along 75 Street
- Ample parking in the front and back of the building, plus additional street parking.





#### **Nadia Mitchell**

Associate

E: nadia.mitchell1000@gmail.com

D: 780-860-9438

#201, 5607 199 Street Edmonton, AB T6M 0M8

#1 RE/MAX Commercial Team Worldwide 2017 - 2019\*

O:780.429.1200











### **Nadia Mitchell**

Associate

E: nadia.mitchell1000@gmail.com

D: 780-860-9438

#201, 5607 199 Street Edmonton, AB T6M 0M8

commercialyeg.ca #1 RE/MAX C

#1 RE/MAX Commercial Team Worldwide 2017 - 2019\*

O:780.429.1200

## PROPERTY HIGHLIGHTS

Lease Rate: \$14 per SF

Lease Space: 3006 SF

Operating Expense: \$8.08 per SF plus half Utilities

Available: October 2021

Level: Main floor

Parking: Scrambled

Zone IB - Industrial Business

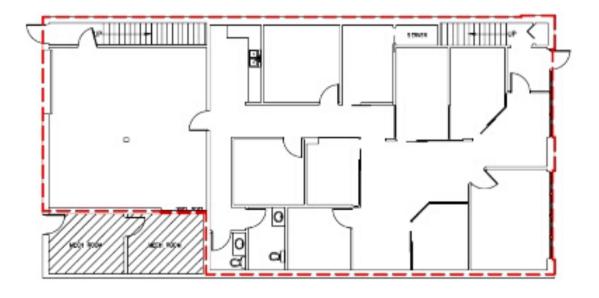
Loading: Grade (1) 12'x14'



commercialyeg.ca













O:780.429.1200

#1 RE/MAX Commercial Team Worldwide 2017 - 2019\*