

**FOR LEASE**  
**OFFICE**

# 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.



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**Nadia Mitchell**

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

O:780.429.1200

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. \*Based on commercial commissions 2017 - 2019



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# 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	<b>IB</b> - Industrial Business
Loading:	Grade (1) 12'x14'

