

OFFICE FOR LEASE



IRONSTONE CENTRE 13127 156 Street NW, Edmonton, AB

- **±1,122 SF second floor office**
- Functional layout includes front reception, three offices, boardroom, and kitchenette
- Fully furnished with high end finishes and abundant natural light throughout
- Prominent exposure along 156 Street with convenient access to Anthony Henday Drive, Yellowhead Trail, and 137 Avenue
- Join strong existing tenant mix including Cansel, Ironstone Home Builders, La Cocina, and more

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PROPERTY FEATURES

Vacancy	±1,122 SF
Available	Immediately
Municipal	13127 156 Street NW, Edmonton, AB
Legal	Plan 0827223, Unit 7
Access	156 Street, 131 Avenue
Zoning	BE - Business Employment
Gross Rate	\$2,300/month + GST * includes property tax, condo fees, & utilities
Year Built	2012
HVAC	A/C in office
Security	Alarm system
Parking	70 surface stalls (scramble)
Signage	Fascia



FULLY
FURNISHED



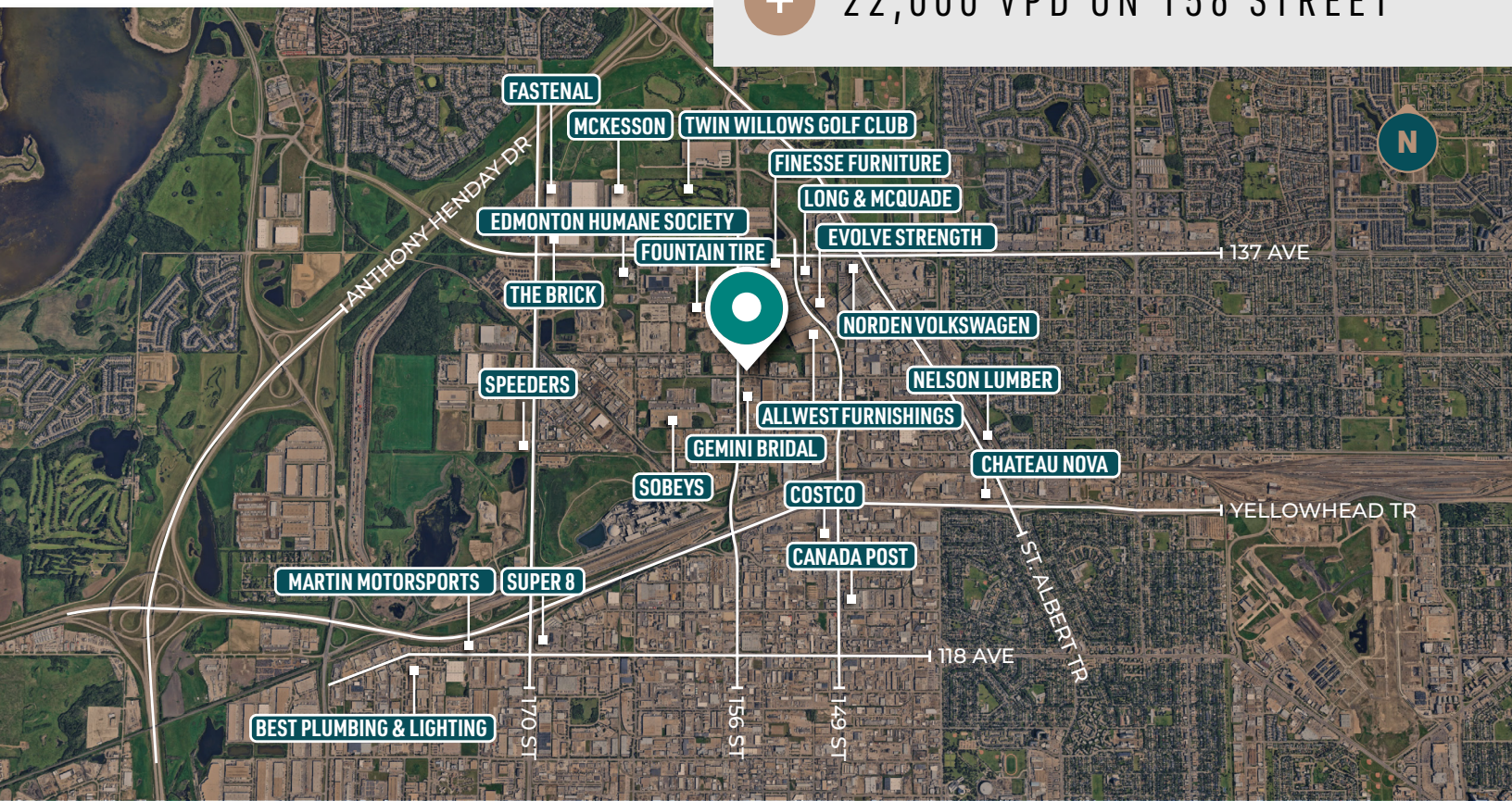
70 SURFACE LEVEL
PARKING STALLS



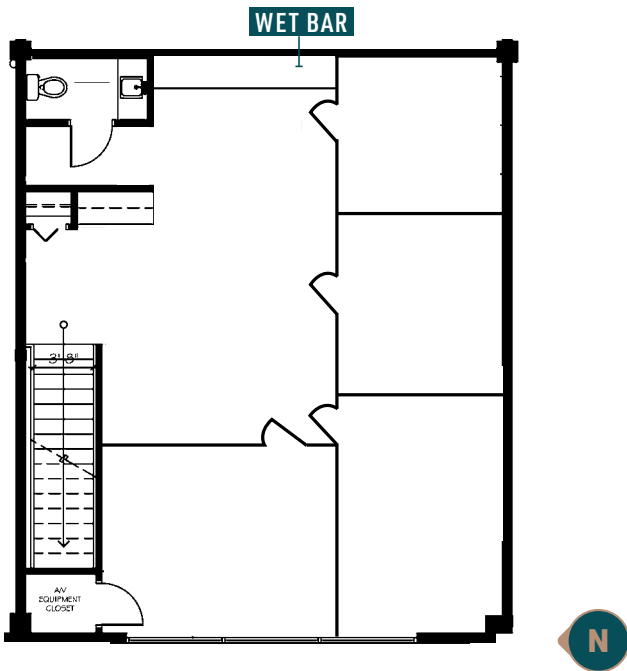
HIGH-EXPOSURE
LOCATION



+ 22,000 VPD ON 156 STREET



FLOOR PLAN



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