

WINDERMERE ELITE CENTRE

FOR LEASE/SALE

LAST UNIT REMAINING !!! WELCOME to WINDERMERE ELITE CENTRE - 11,380 sq.ft. of Pristine Development of Mixed use, Professional Office Space(DC1 Zoning). UNIT 107 (1098 SQ FT) Located in the Prestigious & Most Rapidly Growing Area of Windermere, with a Serine VIEW OF THE POND (Rare Opportunity for a Pond View) & Superior High Exposure. This is an "A" Class Single Level Contemporary & Upgraded PCL BUILT Free Standing Building - All are Main Floor Units. Exceptionally Quick Access to Rabbit Hill Road, Ellerslie Road, Anthony Henday, and Currents of Windermere. This unit is in a very Private Location within the Building. Operating Costs approx. \$14/sq.ft. including taxes. Separate Meters/HVACs.



#107 3568 Allan DR SW, Edmonton
MLS: E4088948

ELITE POINTE AT WINDERMERE

FOR LEASE

Elite Pointe at Windermere! ONLY 1 Unit Left!!! UNIT 107..(700 SQFT +-). Unit faces the Back towards the Pond. Possession Ready 10,303 square feet of Pristine Development of Mixed Use Professional Office Space. (DC1 Zoning) Located in the Prestigious & most Rapidly Growing Area of Windermere. This is an "A" Class Single Level Contemporary & Upgraded P.C.L. BUILT Free Standing Building - All Main Floor Units. Exceptionally Quick Access to Rabbit Hill Road, Ellerslie Road, Anthony Henday and Currents of Windermere. 41 PARKING STALLS. Triple Net Lease @ \$33 / sq.ft., Tenants Improvements = \$10-\$15/sq.ft. Operating Costs Approx. \$12.00/sq. ft. including Taxes. Taxes to be Assessed. Separate Meters/HVAC.

6060 Andrews Wy, Edmonton
MLS: E4093191



ROMI SARNA

780-450-6300

romi@romisarna.ca
www.romisarna.ca

MaxWell

Polaris

COMMERCIAL

Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4