

1,027 sf

Unit 205

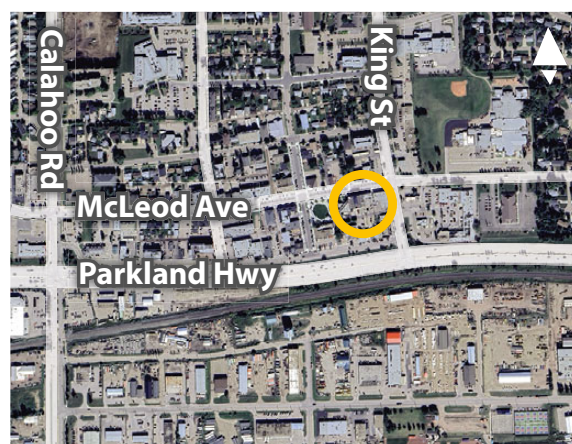


DOWNTOWN OFFICE SPACE IN SPRUCE GROVE FOR LEASE

Triton Centre

314 McLeod Avenue, Spruce Grove

» South-facing office with plenty of natural light.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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C: 780-910-6893

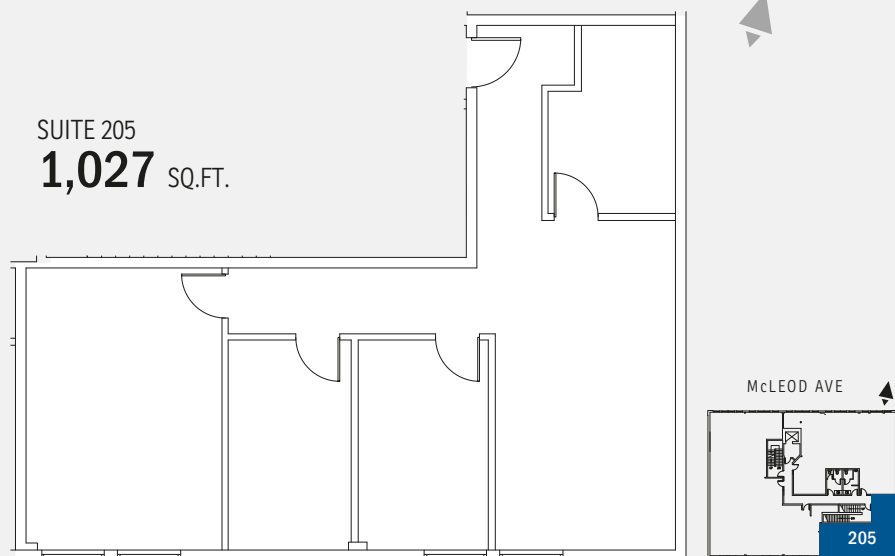
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LEASE INFORMATION

ADDRESS: 314 McLeod Avenue, Spruce Grove

ZONING: C1 (City Centre Commercial)

AVAILABLE FOR LEASE:

1,027 sq. ft. – Unit 205

- 4 offices and a common area
- Elevator access
- South exposure

AVAILABILITY: Immediate

PARKING: 1 surface and 1 underground stalls available for this unit.

BUDGETED OP. COSTS: \$9.00 per sq. ft. (2025)

ASKING NET RENT: \$19.00 per sq. ft.



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