



Colliers

17203 - 103 Avenue, Edmonton

Modernly designed office space with **high end improvements** for lease

High quality and fully developed main floor office space is immediately available for lease in the West End. This move-in ready office is built-out with multiple offices, large meeting rooms, open work spaces, a bright and welcoming reception with seating area, a kitchen and private washrooms.

Fahad Shaikh, CPA, CA

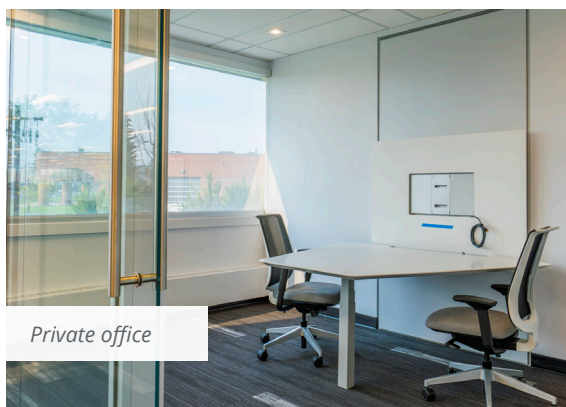
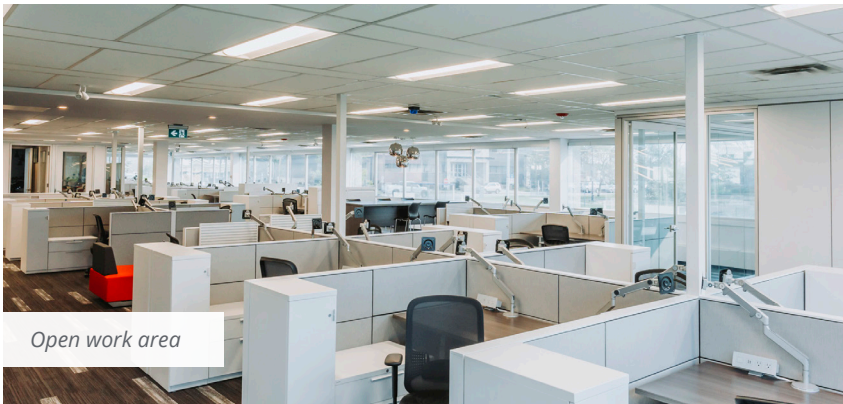
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Property Overview

Municipal Address:	17203 - 103 Avenue	Parking:	Ample surface parking stalls
Rentable Area:	10,425 SF (Main Floor)	Furniture:	Negotiable
Net Rent:	Market	Signage:	Prominent building exterior facade signage opportunities
Additional Rent:	\$15.99 / SF (2023)	Zoning:	Industrial Business (IB)
TI Allowance:	Negotiable		



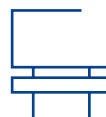
Key Highlights



Move-in ready, functional office space available immediately



Modern design with high end finishings and windows throughout



Prominent building exterior facade signage opportunities



Convenient access to Yellowhead, Anthony Henday, and Whitemud



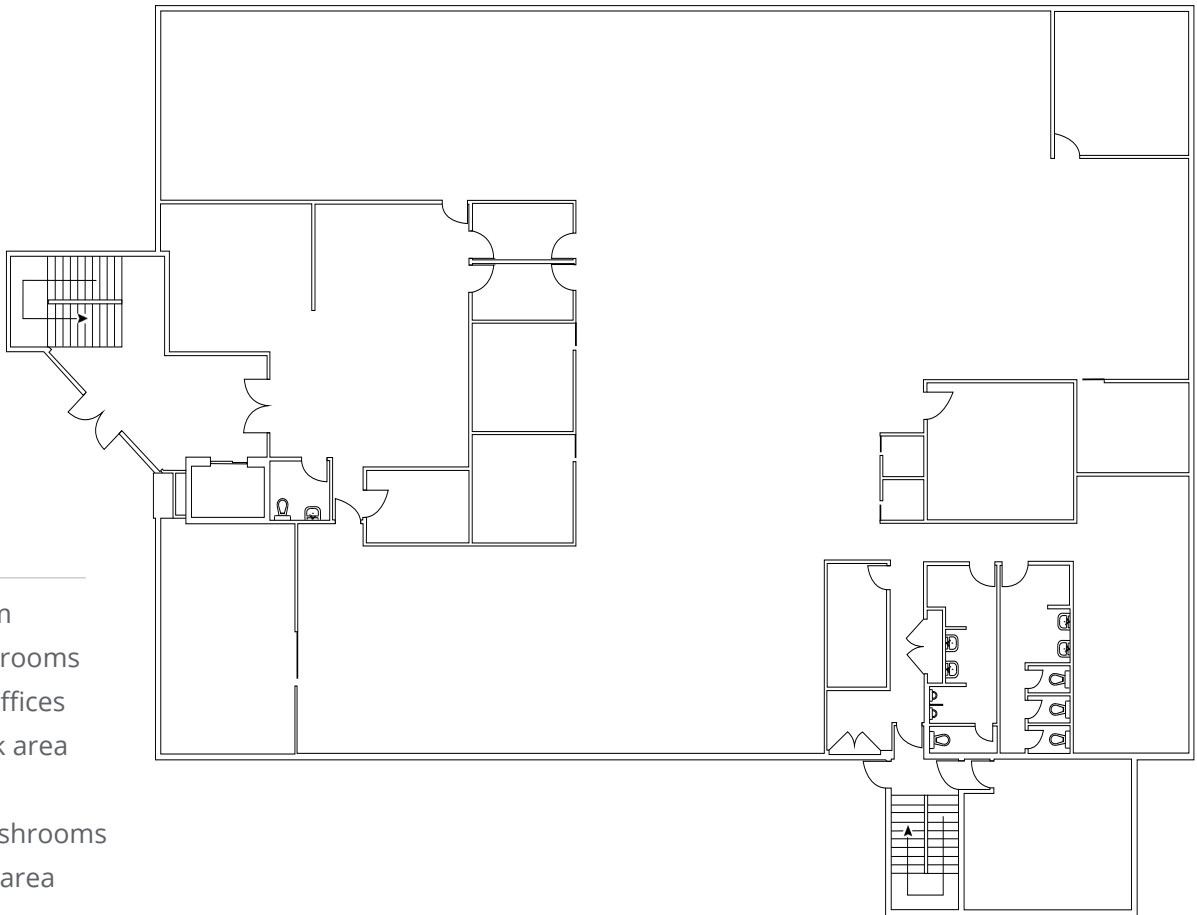
Plentiful surface parking stalls on-site for staff and visitors

Floor Plan

Details about the Space:

- Large windows throughout the space provide ample natural light
- Move-in ready condition
- Bright and welcoming lobby and reception area
- Efficient floor plate
- Developed space with modern finishings
- Furniture negotiable
- Ample parking on-site with plentiful surface stalls
- High visibility signage opportunities available

10,425
square feet
available



10,425 SF

- Boardroom
- 2 meeting rooms
- 4 private offices
- Open work area
- Kitchen
- Private washrooms
- Reception area





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