



The Phipps-McKinnon Building

10020 - 101A Avenue, Edmonton
(Rice Howard Way)

Telephone: (780) 425-9363

VACANT OFFICE SPACE SUMMARY As at March 1st, 2019

Suite#	Area (sq. ft.)	Condition	Details
210	1,093	Existing space	2 offices, meeting room, kitchen, open area. Full height doors and glazing. Contiguous w/#200.
250	1,597	Existing space	Unique angular space. 4 offices, meeting room, kitchen.
830	4,548	Existing space	Dense build-out. Multiple offices. Space is dividable.
900	2,764	Existing space	5 offices, and large open area. Double entry.
920	663	Existing space	Large office and storage room. <u>Contiguous w/#900.</u>
950	346	Base building space	To be merged into new single suite at ± 1,880 sq. ft.
955	1,533	Base building space	
970	757	Existing space	2 small offices and storage.
980	1,269	Existing space	4 offices, kitchen, reception w/desk. <u>Contiguous w/#900.</u>
1050	1,633	Existing space	5 offices, kitchen, reception, storage.
1400	2,578	Existing space	LEASED. July 1, 2019, occupancy.
1450	1,630	Base building space	View space; SW corner.
1500	11,206	Base building space	Full floor.
1720	2,296	Existing space	7 offices, kitchen, boardroom. Space is dividable.
1750	1,625	Existing space	Full height maple finishes, reception desk, kitchen. SE views. Lots of natural light.
1910	1,453	Base building space	

March 1, 2019 - Total vacant (office) space = 36,991 square feet

Current Asking Basic Rent:

Negotiable.

2019 Operating Costs & Tax:
(subject to change)

Currently estimated at \$19.48 p.s.f.

Underground Parking:
(subject to change)

Ratio - 1:1,800 sq. ft. leased
Single Stalls - \$290/mth within ratio / \$320/mth outside ratio
Tandem Stalls - \$220/mth within ratio / \$240/mth outside ratio

Leasing Commissions:
(New Deals - subject to change)

6.0% of Basic Rental Rate for Years 1-5 of Term of Lease.
3.0% of Basic Rental Rate for Years 6-10 of Term of Lease.

- OWNED AND MANAGED BY THE CANAPEN GROUP -
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