

TURNKEY PACKAGES AVAILABLE

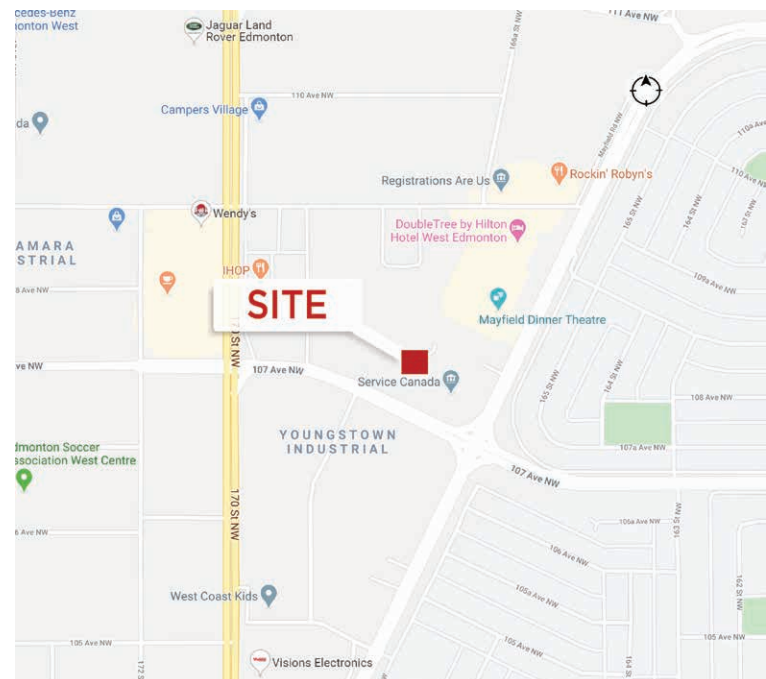


REDUCED LEASE RATE

Class "A" West Edmonton Office Space

Property Highlights

- Newer building
- High exposure location on the corner of Mayfield Road and 107 Avenue
- Area amenities include multiple restaurants, hotels, meeting venues
- Ample parking available
- Building signage opportunities available



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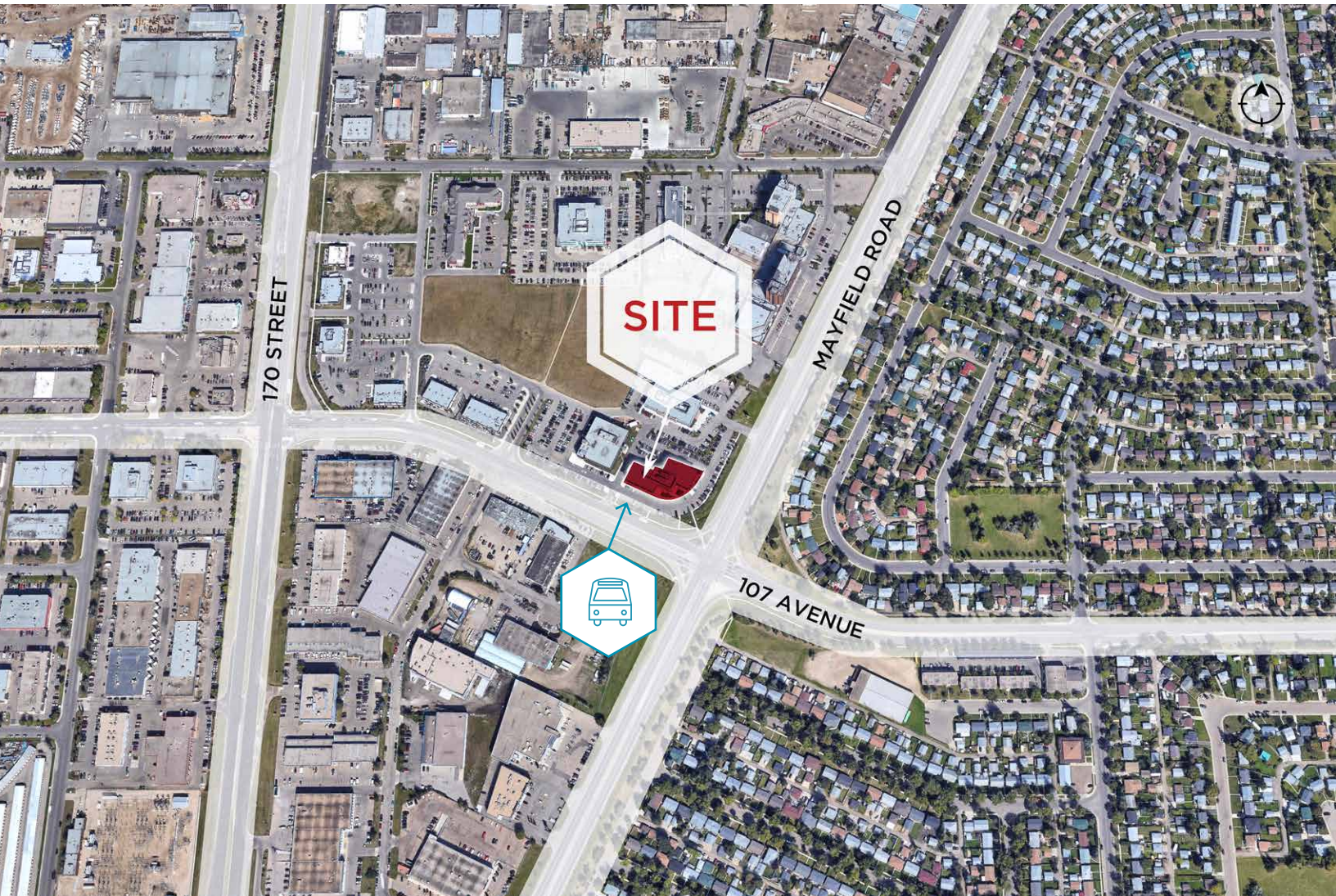
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CUSHMAN & WAKEFIELD
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Property Details

Municipal Address:	16826 107 Avenue, Edmonton, AB	Basic Rent:	\$18.00 per SF (2021)
Zoning:	CB2 - General Business Zone	Operating Costs:	\$17.74 per SF
Built:	2014	Availabilities:	Second Floor: 8,145 SF Third Floor: 4,646 SF
Parking Area:	3.8 stalls/1,000 SF, surface parking at no additional charge		

Aerial



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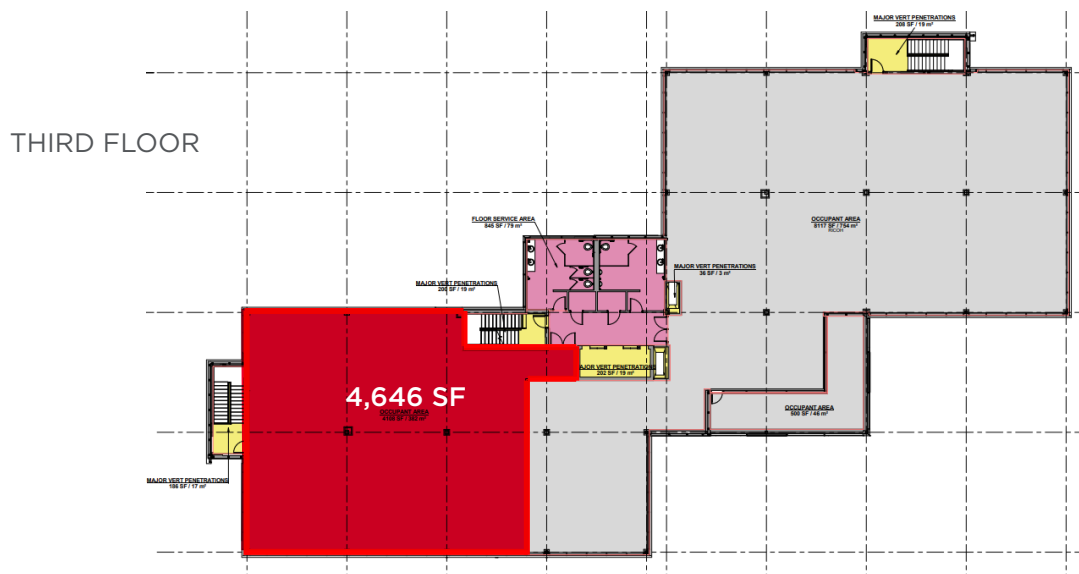
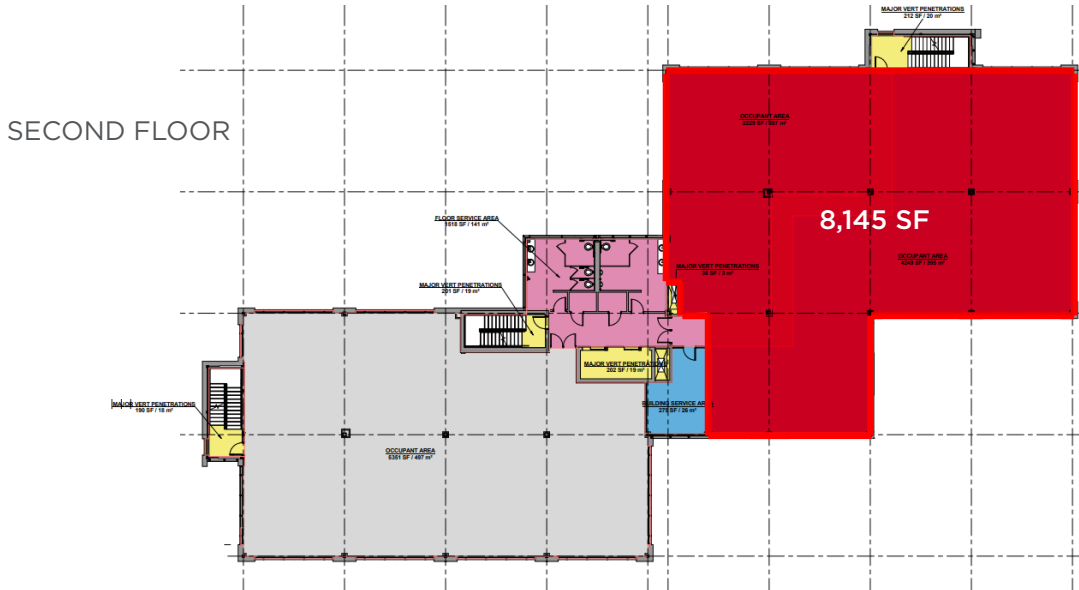
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Site Plan



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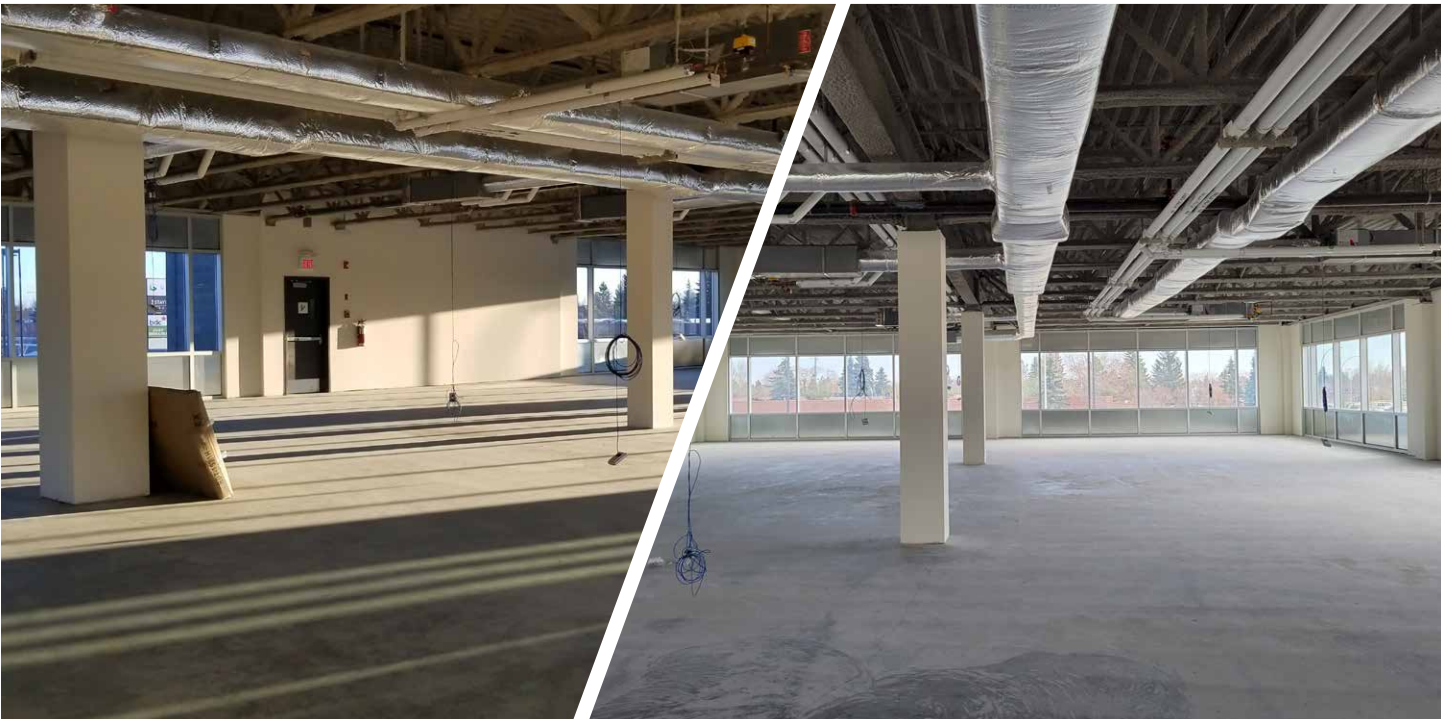
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Property Photos



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