

# FOR LEASE

1,520 Sq. Ft. (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**16815 - 117 Avenue, Edmonton, AB**

## PARK WEST OFFICE SPACE

### Property Highlights

- Main floor street exposure
- Bright space in professional building
- LED lighting
- New mechanical
- Underground parking available
- Close proximity to Yellowhead Trail, Anthony Henday Drive and 170 St
- Ample street parking
- Turn-key package available



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



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# FOR LEASE

## Park West Office Space

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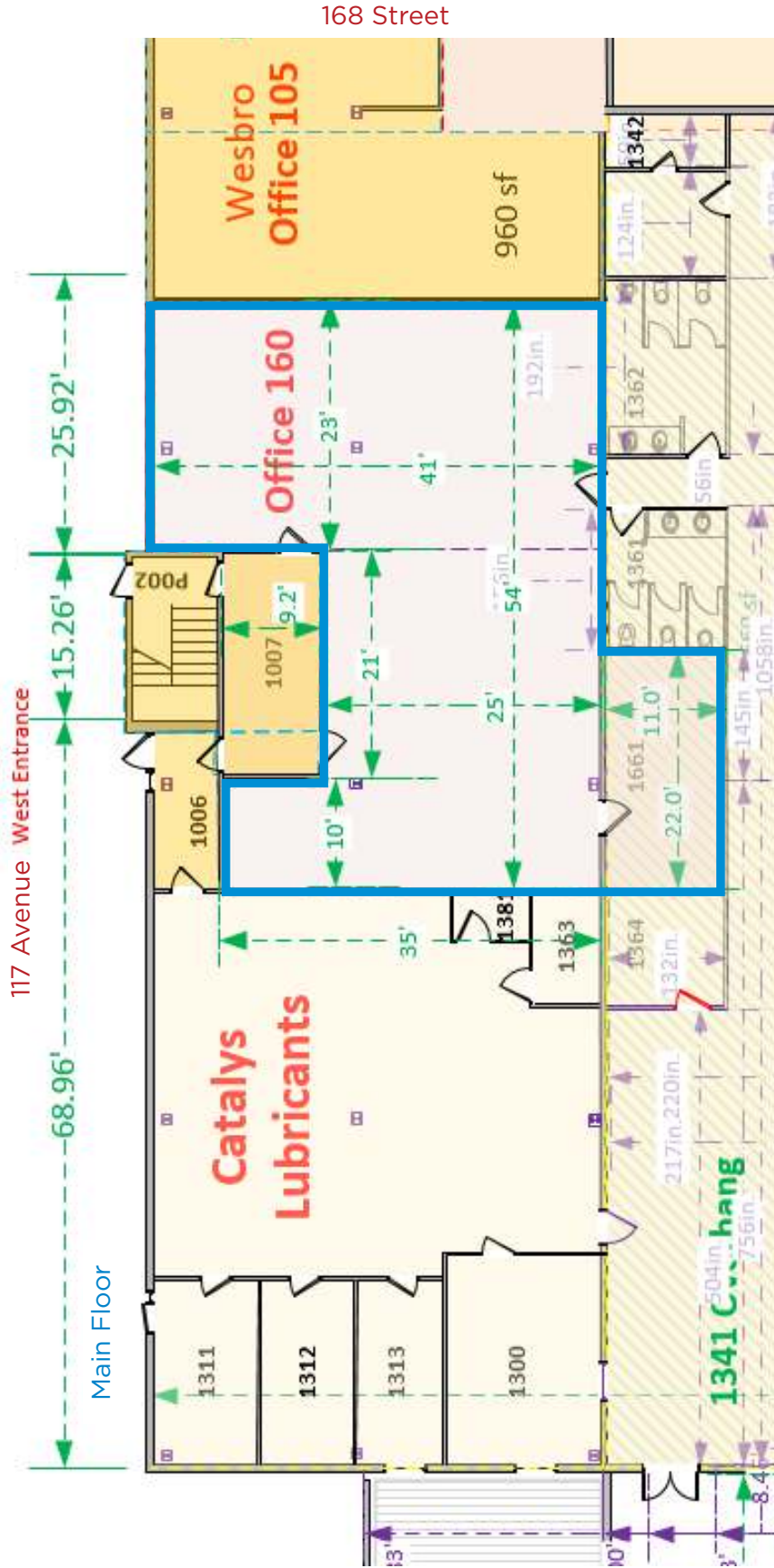


# Floor Plan

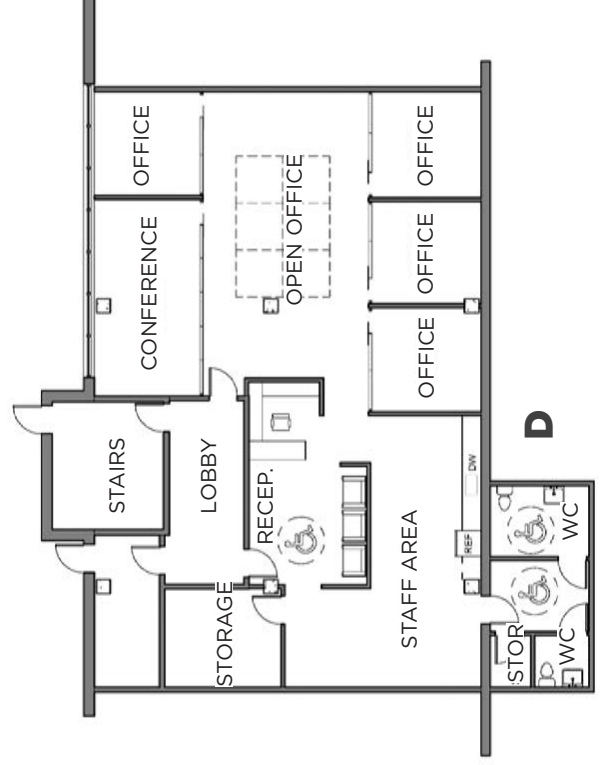
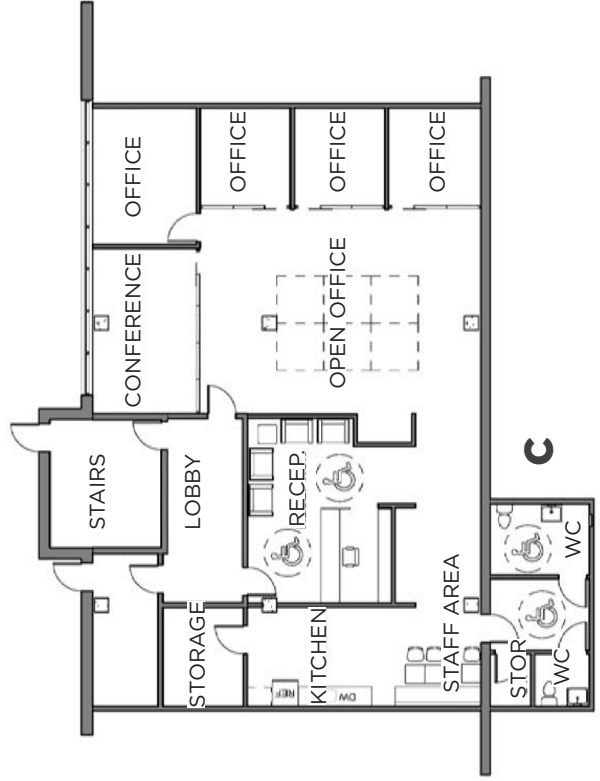
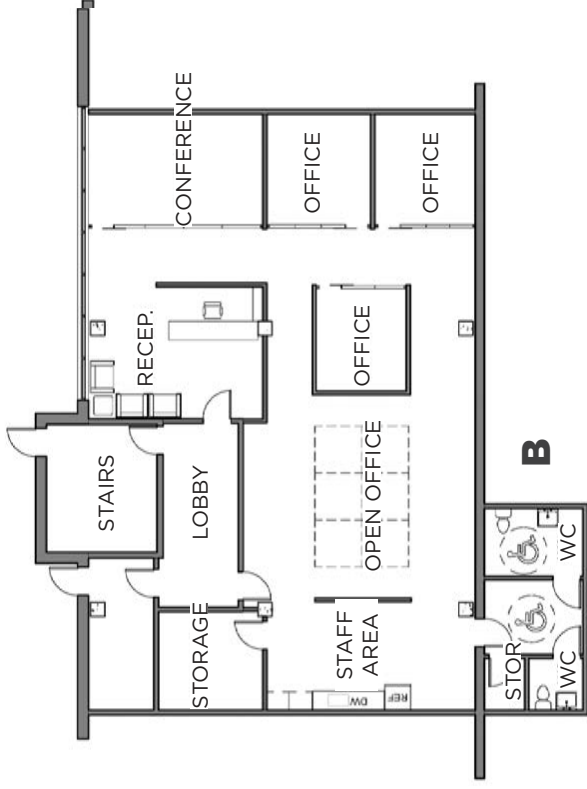
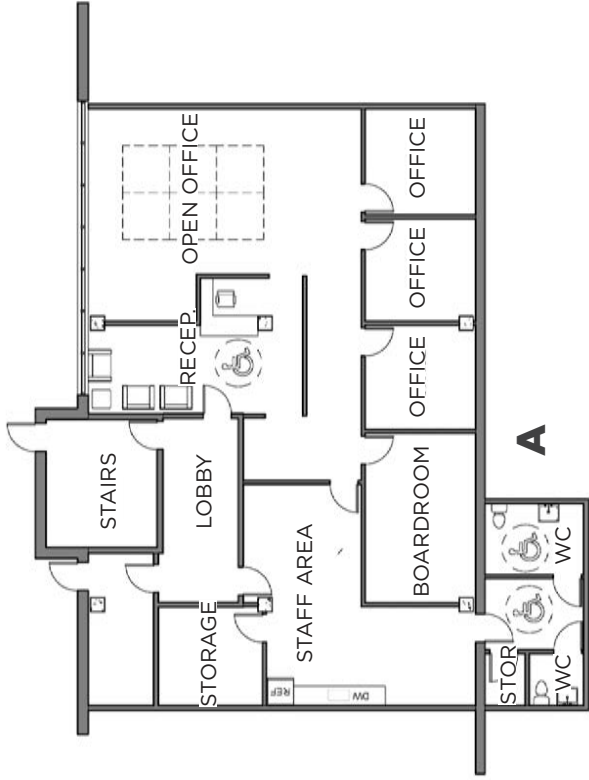
## Unit 160 1,520 SF

Street Level, 240 SF storage/washroom

Can be split, 200 SF lobby, large outside windows



# SAMPLE TURNKEY LAYOUTS





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## Park West Office Space

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### Property Information

**Municipal Address:** 16815 - 117 Avenue, Edmonton, AB

**Legal Address:** Lot 179, Block 8, Plan 3942MC

**Main Floor Size:** Unit 160 1,520 Sq. Ft. (+/-)  
**Office/Retail Space**

**Zoning:** IB (Business Industrial)

**Parking:** Ample

**Possession:** Immediate

### Contact

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**Gross/Net Rate:** Main Floor | \$20.00 Gross

