

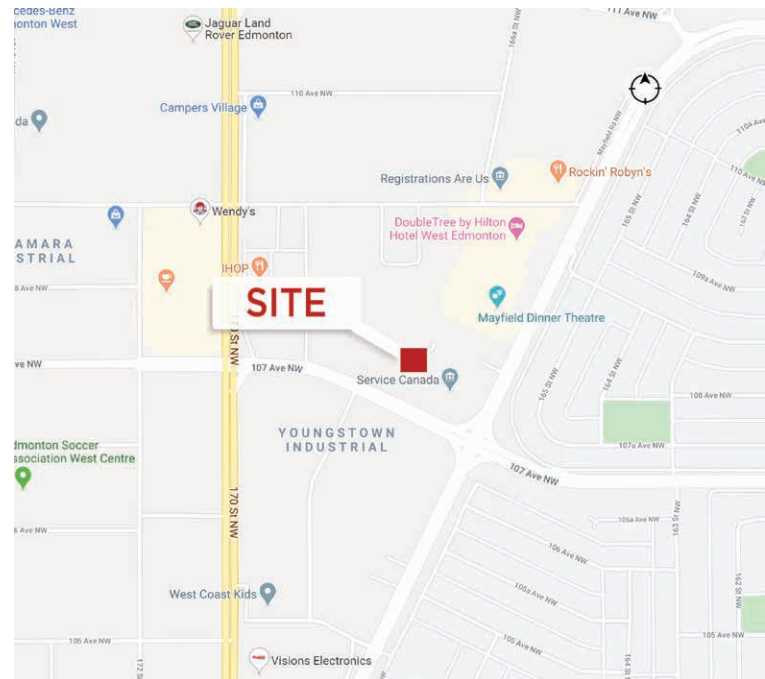
TURNKEY PACKAGES AVAILABLE



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



Scott Vreeland
Senior Associate
780 702 9477
scott.vreeland@cwedm.com

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Jacob Dykstra
Associate
780 702 5825
jacob.dykstra@cwedm.com

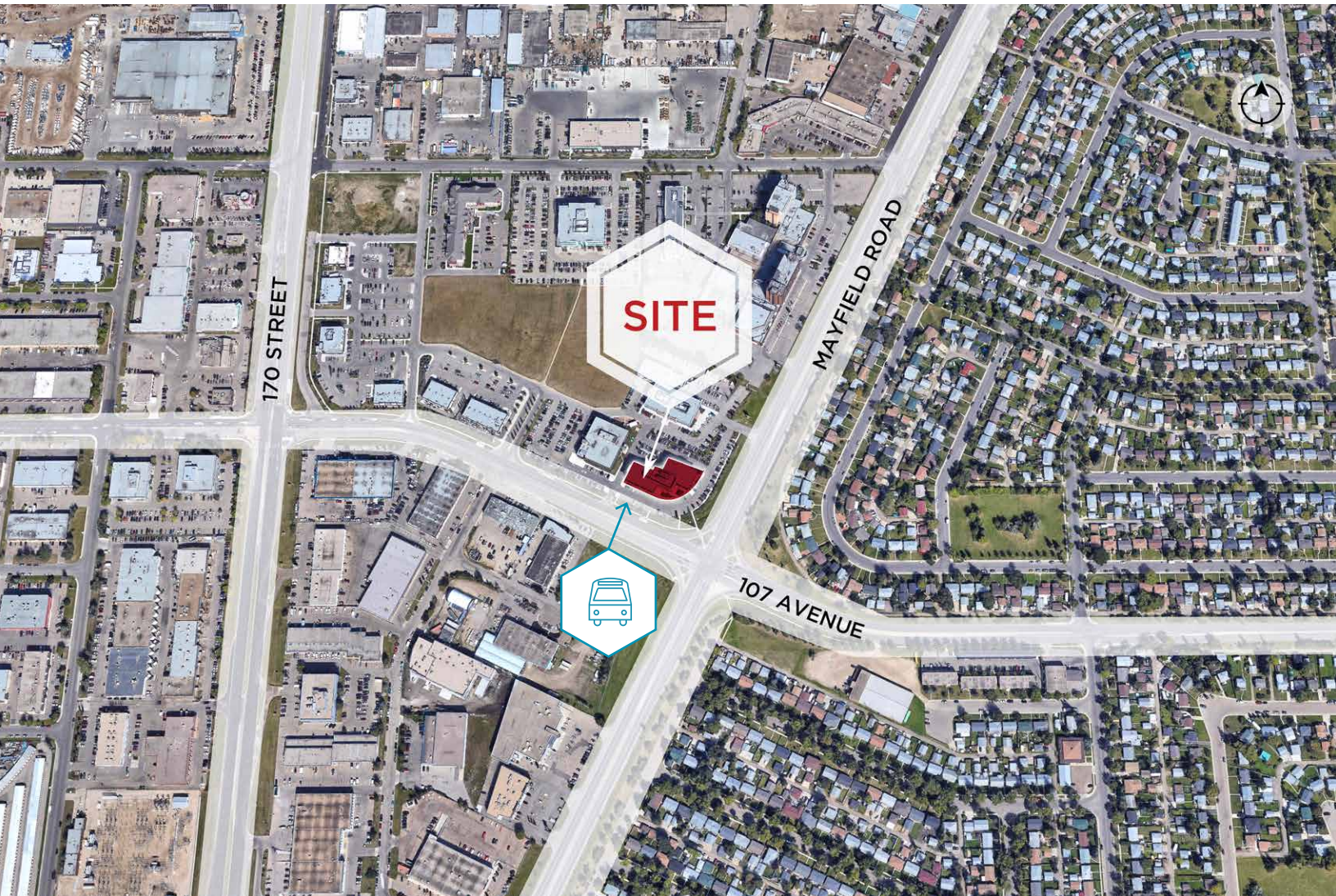
Nicholas Hrebien
Associate
780 917 8345
nicholas.hrebien@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Details

Municipal Address:	16826 107 Avenue, Edmonton, AB	Basic Rent:	\$18.00 per SF
Zoning:	CB2 - General Business Zone	Operating Costs:	\$16.65 per SF
Built:	2014	Availabilities:	Second Floor: 8,899 SF Third Floor: 4,646 SF
Parking Area:	3.8 stalls/1,000 SF, surface parking at no additional charge		

Aerial



Scott Vreeland
Senior Associate
780 702 9477
scott.vreeland@cwedm.com

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Jacob Dykstra
Associate
780 702 5825
jacob.dykstra@cwedm.com

Nicholas Hrebien
Associate
780 917 8345
nicholas.hrebien@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Site Plan



Scott Vreeland
Senior Associate
780 702 9477
scott.vreeland@cwedm.com

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Jacob Dykstra
Associate
780 702 5825
jacob.dykstra@cwedm.com

Nicholas Hrebien
Associate
780 917 8345
nicholas.hrebien@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Photos



Scott Vreeland
Senior Associate
780 702 9477
scott.vreeland@cwedm.com

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Jacob Dykstra
Associate
780 702 5825
jacob.dykstra@cwedm.com

Nicholas Hrebien
Associate
780 917 8345
nicholas.hrebien@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com