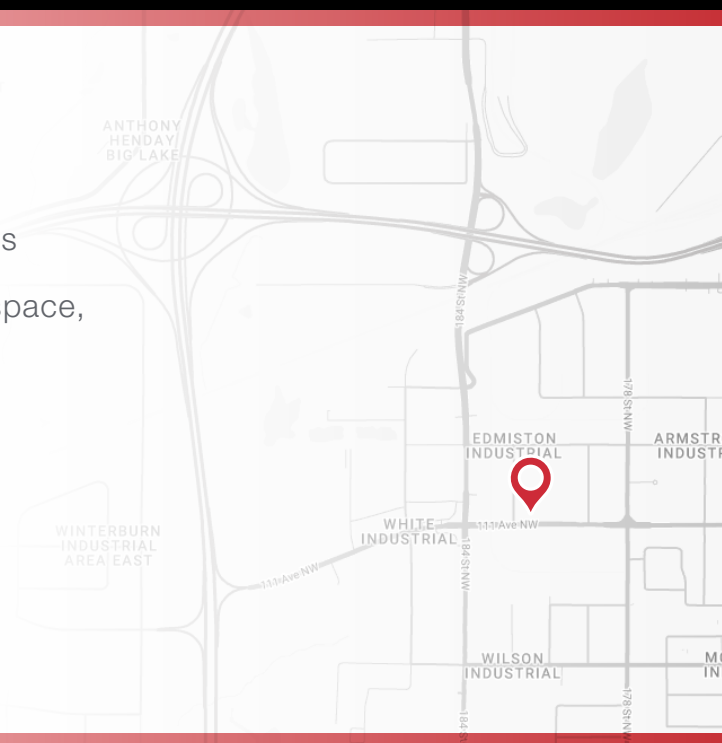




- Main floor office space at attractive rental rates
- Corner unit with windows wrapping around two sides
- Currently comprised of multiple offices, open work space, boardrooms, kitchen and storage
- Double man loading doors
- Convenient west end location

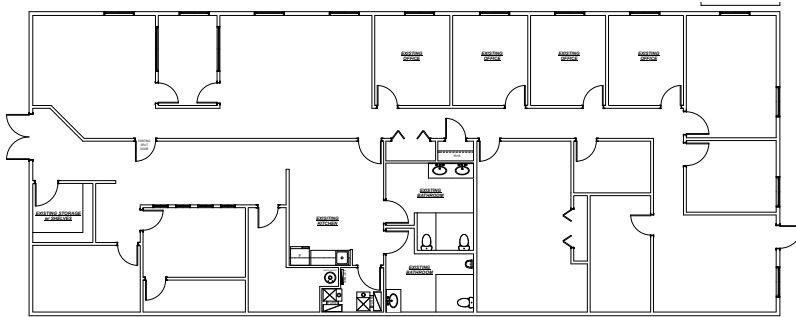
Senior Associate
780 435 5301
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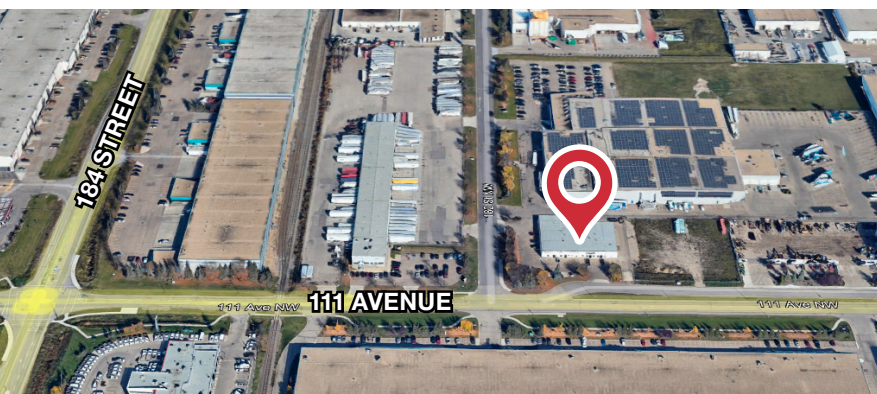
THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

ADDITIONAL INFORMATION

SIZE	4,000 sq.ft.±
LEGAL DESCRIPTION	Plan 0125780, Block 2, Lot 5C
ZONING	BE (Business Employment)
LEASE TERM	Three to five years
AVAILABLE	Immediately
NET LEASE RATE	\$6.00 per sq. ft. per annum
OPERATING COSTS	\$4.75 per sq. ft. (2024 estimate) Includes building insurance, property tax, common area maintenance and management fees



1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



CHAD SNOW

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