

FOR LEASE OFFICE SPACE

Morguard

PEACE HILLS TRUST TOWER

10011-109 STREET NW, EDMONTON, AB



NEWLY REFURBISHED OFFICE SPACE IN GOVERNMENT DISTRICT

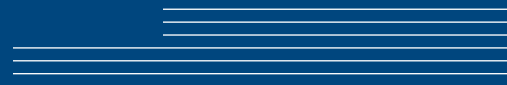
Peace Hills Trust Tower is a Class A building located two blocks from the Government Centre and Corona LRT station. Not only does the building feature continual upgrades to ensure tenant comfort and safety such as an upgraded lobby and washrooms, the suite for lease has been refurbished to open plan with new carpet, painted walls and ceiling tiles.

Immediate availability,
ready for improvements

- Newly renovated main floor lobby
- Underground parking
- Many shops and restaurants nearby

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TENANT COST

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$13.14/SF	\$3.65/SF	\$16.79/SF (2023 est.)

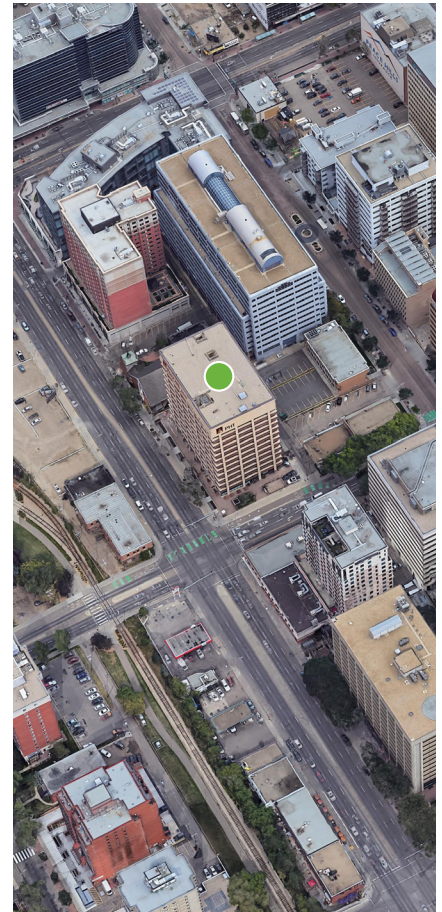
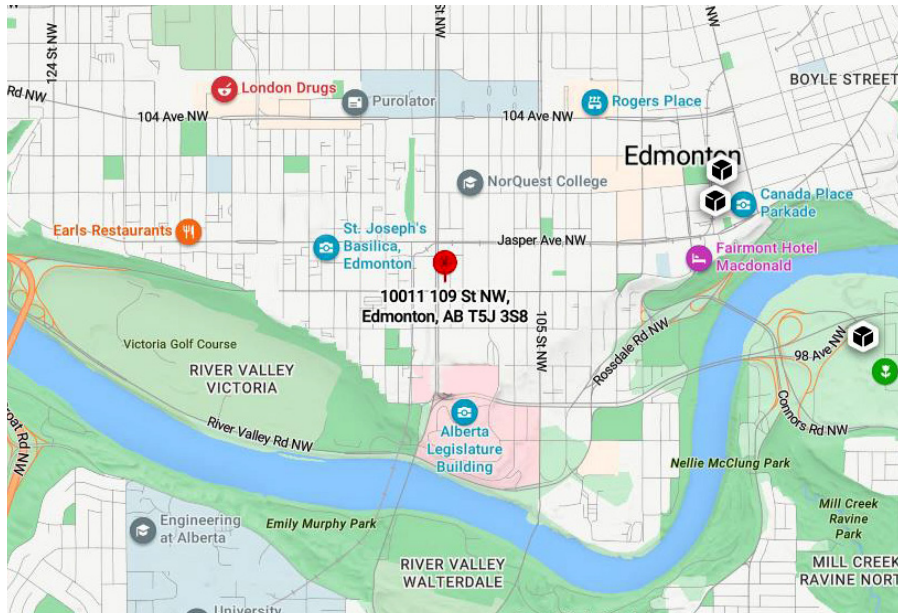
BUILDING DETAILS

Total Space: 148,500 SF +/-
Total Space Available: 34,050 SF +/-
Number of Floors: 12
Year Built: 1981
Office Class: A
Leasing District: Government District
Sustainability: BOMA BEST Gold
Energy Star Rating: 99/100 (2021)

BUILDING AMENITIES

Surface transit route nearby
On-site amenities include Shoyu Sushi, District Coffee and Peace Hills Trust
Underground Parking available

LOCATION



West view

10011-109 Street, Edmonton, AB

FOR MORE INFORMATION

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