



SECOND FLOOR OFFICE SPACES

11612 - 170 STREET, EDMONTON, AB

UNIT 1

- 2,262 sq.ft second floor office space
- Improved with 8 private offices, storage room and lunch room
- Has access to common washrooms

UNIT 2

- 2,433 sq.ft second floor office space
- Improved with 4 large private offices, open work space, and a washroom
- Additional server/storage room
- Has access to common washrooms

Kevin Mockford

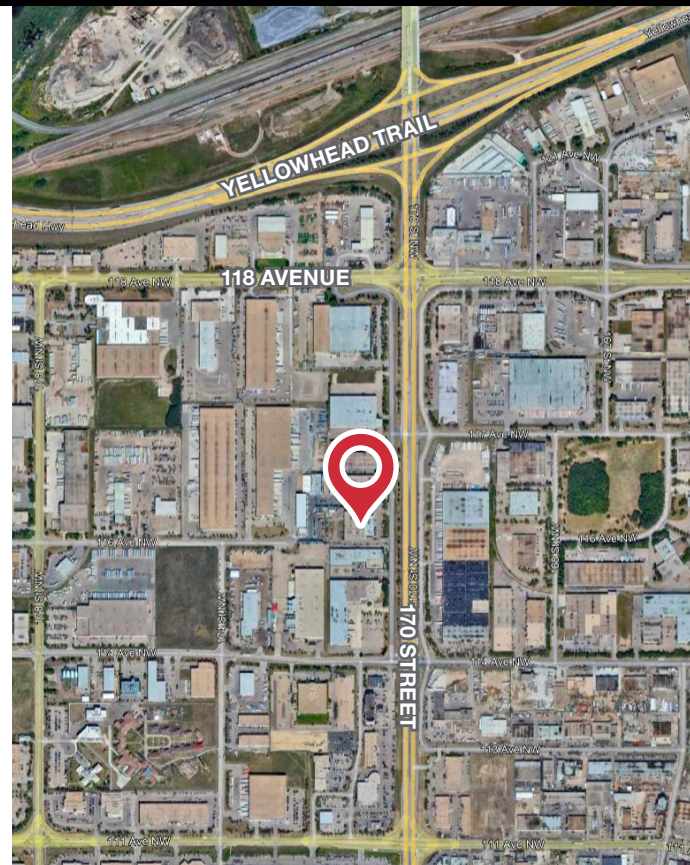
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UNIT 1



UNIT 1



UNIT 1



UNIT 2



UNIT 2

11612 - 170 STREET EDMONTON, ALBERTA

FOR LEASE
Oxford Building

ADDITIONAL INFORMATION

SIZES AVAILABLE	UNIT 1: 2,262 sq.ft.± UNIT 2: 2,433 sq.ft.±
LEGAL DESCRIPTION	Plan 9826354, Block 1, Lot 20
FLOOR	Second floor
ZONING	IB (Industrial Business)
AVAILABLE	Immediately
TENANT IMPROVEMENT ALLOWNACE	Negotiable
NET LEASE RATE	\$8.00/sq.ft./annum
LEASE TERM	3-5 years
OPERATING COSTS	\$5.61/sq.ft./annum includes property taxes, building insurance, common area maintenance and property management.

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