



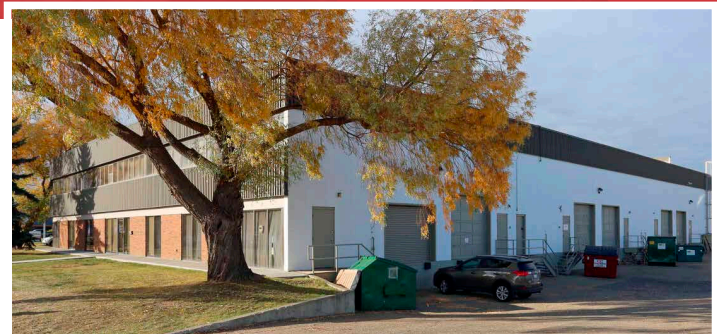
\$1,000 PREPAID VISA FOR A MAIN FLOOR UNCONDITIONAL DEAL BY DEC. 31, 2021
\$500 PREPAID VISA FOR A SECOND FLOOR UNCONDITIONAL DEAL BY DEC. 31, 2021

10303 - 174 Street

Edmonton, Alberta

Property Features:

- 1,407 - 7,415 sq.ft.± available
- Landlord will renovate to Tenants needs
- Close proximity to 170 Street and Mayfield Road
- Available immediately
- Office space that will suit Churches, Law Firms, or general office use



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For Lease 10303 - 174 Street, Edmonton, Alberta

SPACE AVAILABLE	1,407 - 7,415 sq.ft.±
LEGAL DESCRIPTION	Plan 7720926; Block 10, Lot 7
ZONING	IB (Industrial Business)
POSSESSION	Immediately
LEASE TERM	3 to 5 years
CEILING HEIGHT	9' clear
LIGHTING	LED
POWER	200 amp, 3 phase, 4 wire TBC
LEASE RATE	\$7.50/sq.ft./annum
OPERATING COSTS	\$4.60/sq.ft./annum (2021 estimate) includes property taxes, building insurance, common area maintenance and management fees

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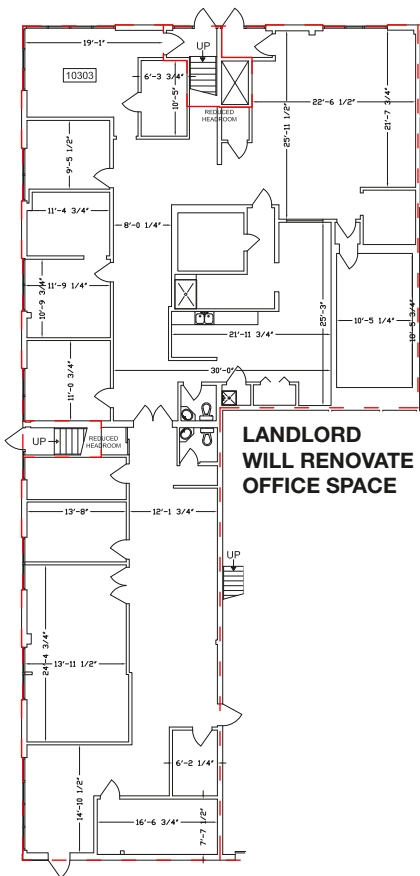
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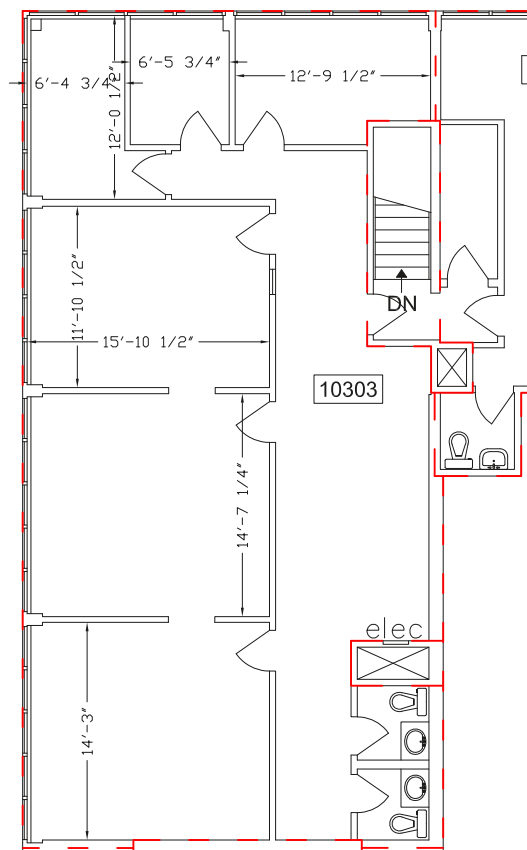
10303 - MAIN FLOOR

4,434 sq.ft.±



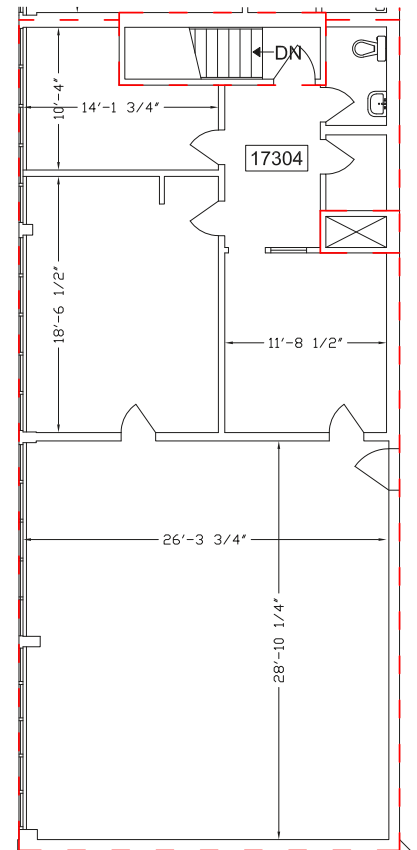
10303 - 2ND FLOOR

1,407 sq.ft.±



17304 - 2ND FLOOR

1,574 sq.ft.±



FOR ILLUSTRATIVE PURPOSES ONLY • MEASUREMENTS MAY NOT BE EXACT