

For Lease

Jasper Plaza  
10030 - 167 Street



## OFFICE/RETAIL SPACE

10030 - 167 Street

Edmonton, Alberta

### Property Features:

- 6,053 sq.ft.± improved with 15 private offices, fully equipped kitchen and potentially 3 boardroom areas or open bullpen/work station areas
- Close to Stony Plain Road, 170 Street, Anthony Henday Drive and Yellowhead Trail
- Underground parking available

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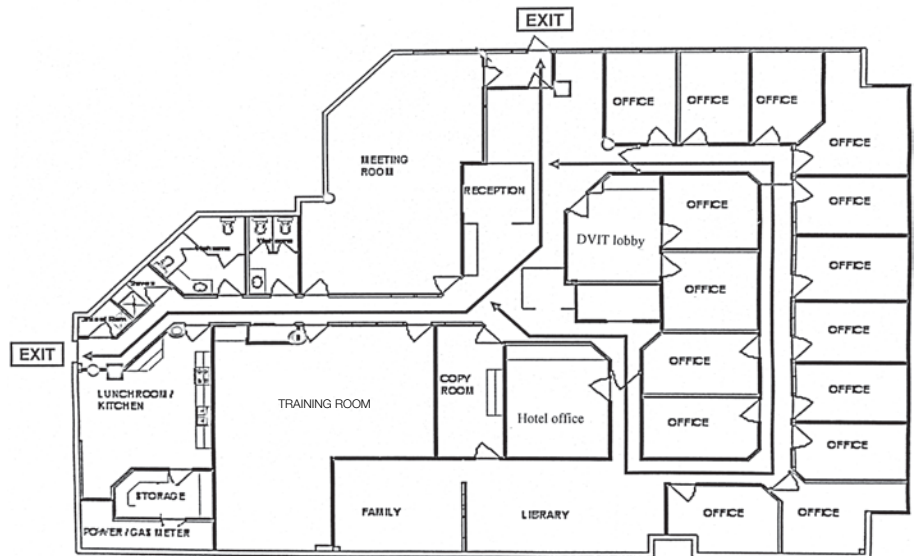
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### Additional Information:

AREA AVAILABLE	6,053 sq. ft. ±
LEGAL DESCRIPTION	Lot 13A, Block 37, Plan 8222328
ZONING	General Commercial (CG)
PARKING	Free surface parking and \$50/month/stall for heated underground parking
SIGNAGE	Free signage on the building \$100/month/panel for the pylon sign
NET RENTAL RATE	\$11.00/sq.ft./annum
OCCUPANCY COSTS	\$7.00/sq.ft. (2023 estimate) includes property taxes, building insurance, exterior maintenance and property management



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