LAST REMAINING OFFICE VACANCY

Banks on 170

SECOND FLOOR PROFESSIONAL OFFICE

#201, 11420 - 170 STREET NW, EDMONTON, AB

FOR LEASE

NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1

780 436 7410

NAIEDMONTON.COM

MICHAEL PARSONS
Senior Associate
780 435 5507
mparsons@naiedmonton.com

RYAN BROWN
Partner
780 964 8624
rbrown@naiedmonton.com

DREW JOSLIN
Associate
780 540 9100
djoslin@naiedmonton.com

CHAD GRIFFITHS
Partner
780 436 7414
cgriffiths@naiedmonton.com

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Property Highlights

- Prime opportunity to lease high-profile professional office space directly on 170th Street
- 3,887 sq.ft.± second floor office unit with large open work area, multiple private offices, meeting room, and bathrooms
- Attractive building design with wrap around windows and skylights allowing for ample natural light throughout
- Elevator and stairwell access to second floor. Extensive stairwell improvements recently completed
- Exceptional exposure to 170th Street traffic (33,288 vehicles per day) with vast building signage opportunity and visibility
- Convenient and ample parking on-site with energized stalls
- Excellent access and close proximity to public transit, major roadways, food and retail services, and other amenities

33,288 VPD
170 STREET

150,085
DAYTIME POPULATION

3.0%
ANNUAL GROWTH 2023 - 2033

97,663
EMPLOYEES

6,018
BUSINESSES

$2.4B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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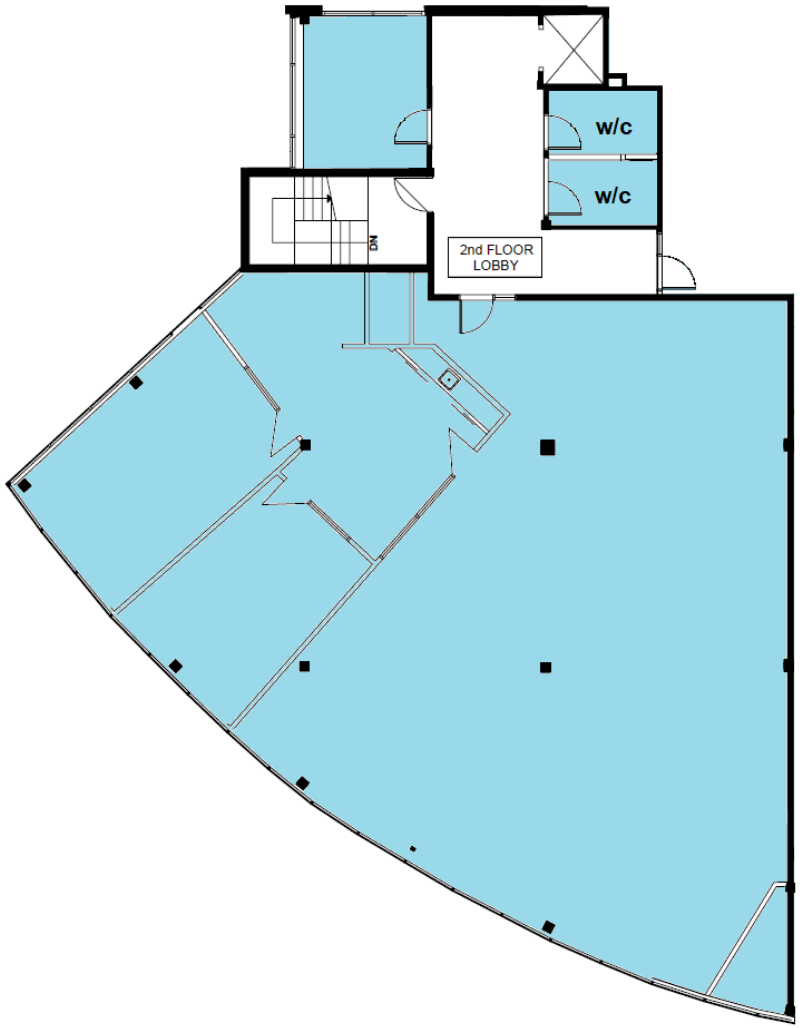
Additional Information

SIZE	3,887 sq.ft.± second floor office unit
ZONING	BE (Business Employment) **Formerly IB**
LEASE TERM	Negotiable
AVAILABLE	Immediately
PARKING	Multi-row energized surface parking
NET LEASE RATE	$12.00/sq.ft./annum
OPERATING COSTS	$5.06/sq. ft./annum (2025 estimate) Includes Tenant's proportionate share of property taxes, building insurance, common area maintenance and property management

SCAN OR CLICK ME FOR VIRTUAL TOUR 360°

Suite 201 Rentable Area



Floorplan may not be exact or to scale

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