



Time Business Machines Building

- Excellent access from 170 Street/178 Street/
Yellowhead and Anthony Henday
- High volume traffic with Edmonton ETS bus stop service
- Abundance of surface parking stalls
- Perfect opportunity for a professional
office user looking for retail frontage



Free onsite parking



Abundance of
neighbourhood
amenities



Easily accessed via
multiple roadways



Rare opportunity to acquire
well priced office space
with turnkey option

**Get more
information**

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For Lease

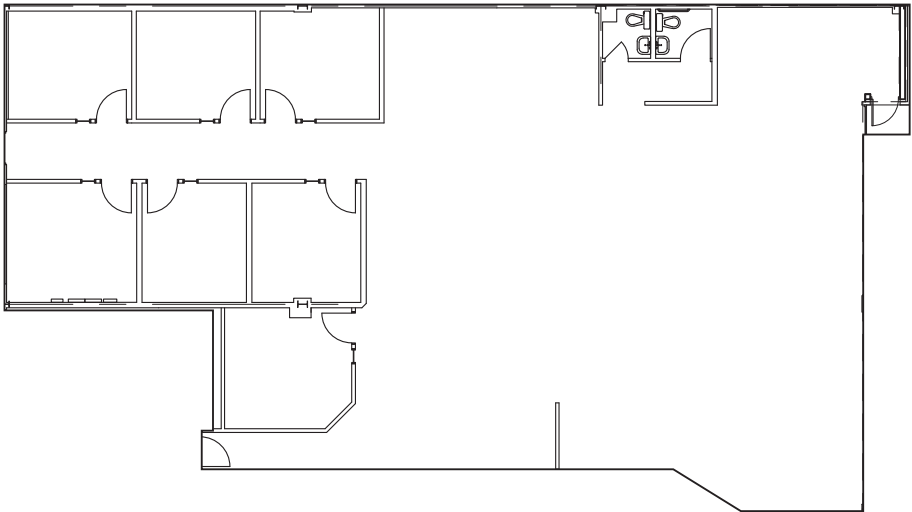
17610 107 Avenue, Edmonton AB

Offering Summary

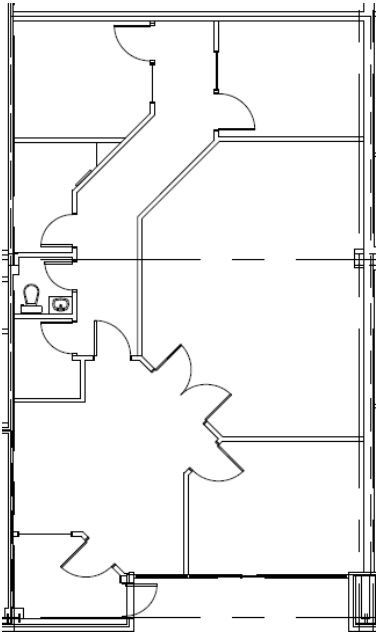
Available space:	Suite 10710 3,706 sf: Built out with 6 offices, storage room, large open work area and reception
	Suite 17608 1,530 sf Built out with 3 offices, boardroom, storage room and reception
	Suite 200 1,578 sf: Built out with 4 offices and 2 large open work areas
Parking:	3:1000 sf
Rent:	\$11.50 psf
Operating Costs:	\$7.59 psf + utilities, in-suite janitorial and 5% admin fee



Suite 10710 | 3,706 sf:



Suite 17608 | 1,530 sf



Suite 200 | 1,578 sf:

