

## For Lease 15511 - 123 Avenue Edmonton, AB



# Quinco Building

# Fully fixtured main floor space available

- Modern building with prominent signage and exposure to 156 Street and 123 Avenue
- Demising options available
- Location offers convenient access to Yellowhead Trail, West Edmonton and surrounding areas
- Tenant will benefit from the ample surface parking and loading bay access

## Get more information

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avisonyoung.com

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#### Floor Plan



#### **Offering Summary**

Area Available:	Up to 16,449 sf
Base Rent:	\$19.00 psf
Additional Rent:	\$17.17 psf includes utilities & janitorial
T.I. Allowance:	Negotiable
Parking:	4/1,000 sf surface stalls free of charge
Zoning:	IB (Industrial Business)
Signage:	Exterior building signage available

#### Highlights



Fibre optics throughout (TELUS and SHAW)



Access to shared loading dock/storage area



Ample surface parking available



Electric charging stations onsite

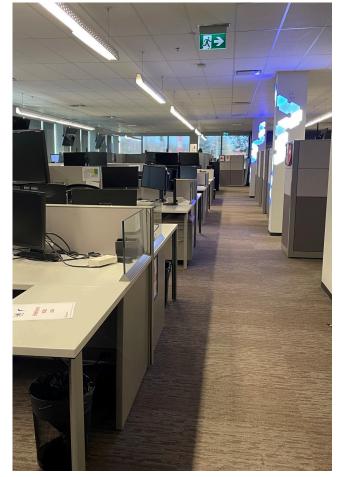


Fitness room within the premises



Back up diesel generator and 150 KVA UPS transformer



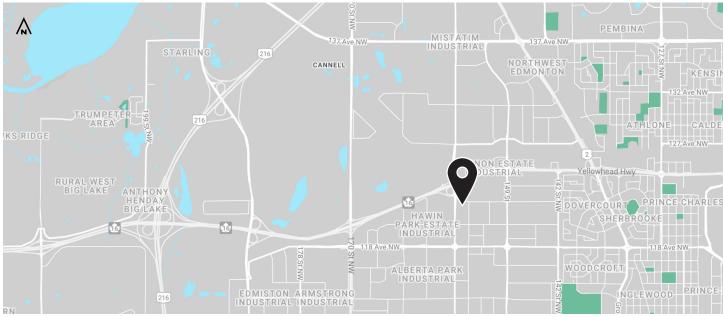






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