



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

Film Alberta Building

5305 Allard Way, Edmonton, Alberta



4,600 - 9,200 SF Office Space
15,000 SF Studio/Warehouse

Property Highlights

Office Space:

- Main Floor - 4,600 SF
- Lower Floor - 4,600 SF
- Net Rent: \$16.00 per SF
- Operating Costs: \$11.00 per SF (plus in-suit janitorial)

Studio/Warehouse Space:

- 15,000 SF
- Clear span with 36' height
- Net Rent: \$10.00 per SF
- Operating Costs: \$11.00 per SF (plus in-suite janitorial)

Property Facts & Features

- Close to public transportation
- Recent upgrades to lobby
- Large electrical service
- Extensive built out in office area
- Free parking

Dustin Bateyko

Partner
780 702 4257
dustin.bateyko@cwedm.com

CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Oct. 5, 2023



**CUSHMAN &
WAKEFIELD**
Edmonton

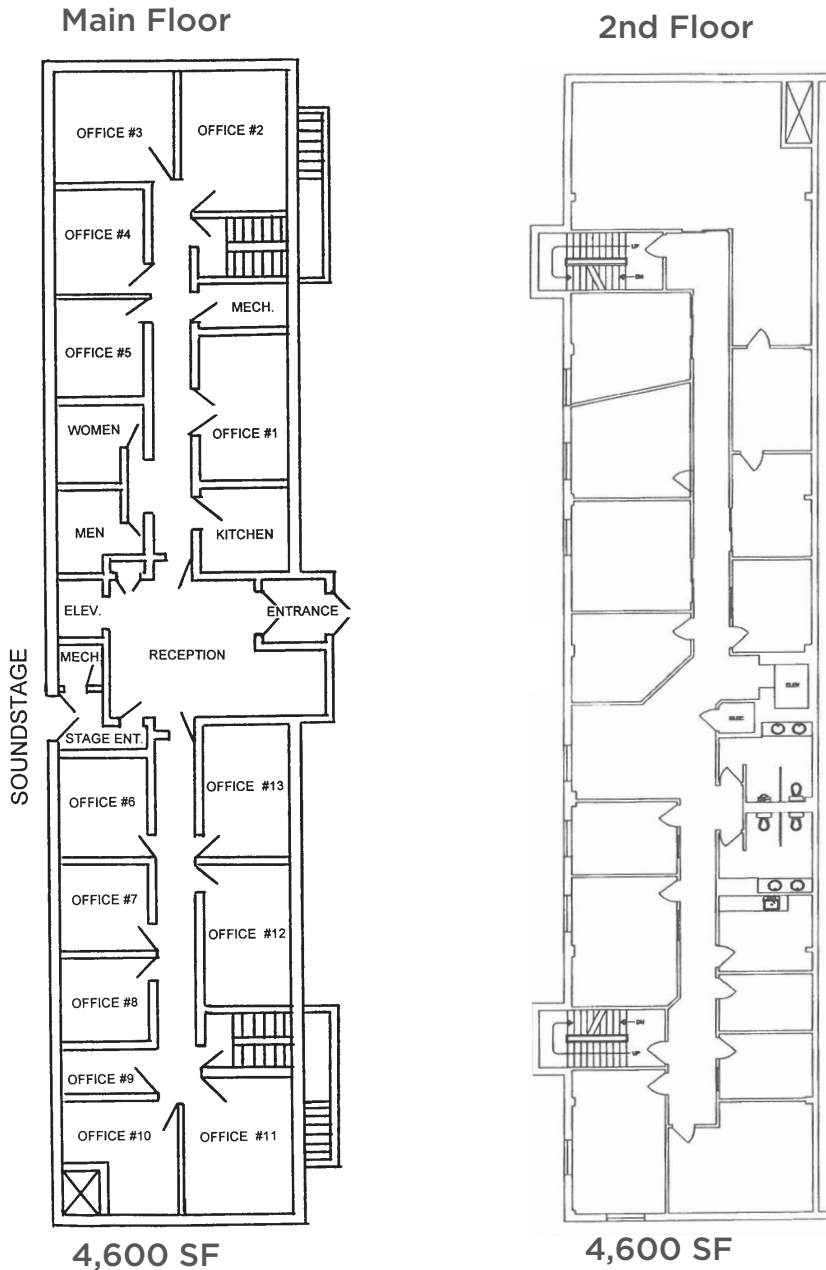
FOR LEASE

Film Alberta Building

5305 Allard Way, Edmonton, Alberta

Office Floor Plan - Main & Second

Office Space Photos



Dustin Bateyko

Partner
780 702 4257
dustin.bateyko@cwedmonton.com

CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Oct. 5, 2023



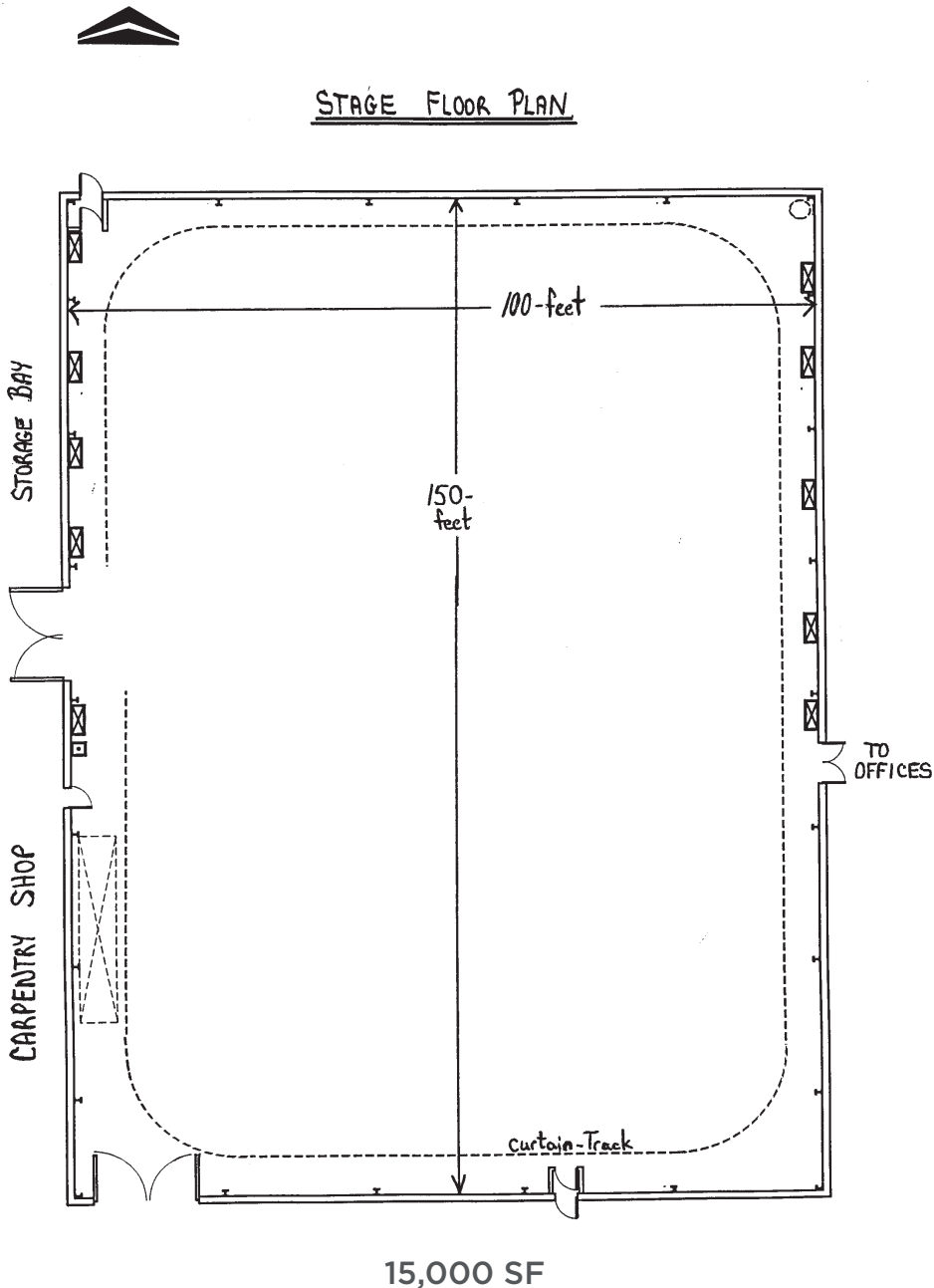
**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

Film Alberta Building

5305 Allard Way, Edmonton, Alberta

Stage Floor Plan



Studio/Warehouse Photos



Dustin Bateyko

Partner
780 702 4257
dustin.bateyko@cwedm.com

CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Oct. 5, 2023



**CUSHMAN &
WAKEFIELD**
Edmonton

Dustin Bateyko

Partner

780 702 4257

dustin.bateyko@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Oct. 5, 2023