



Cardinal Building

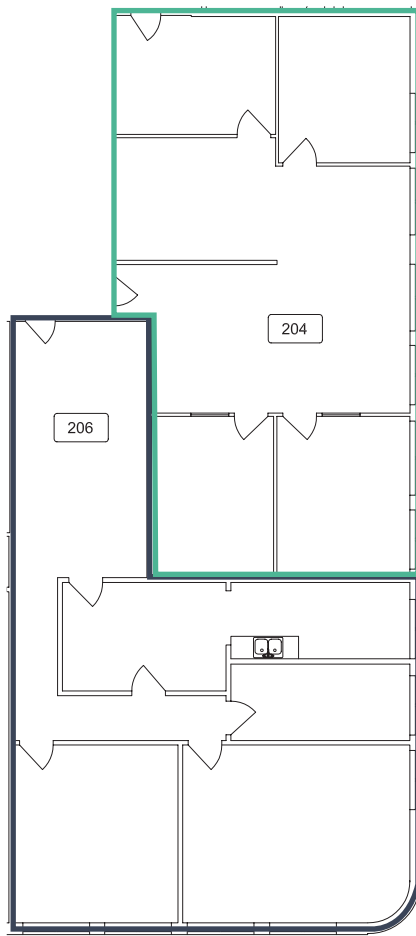
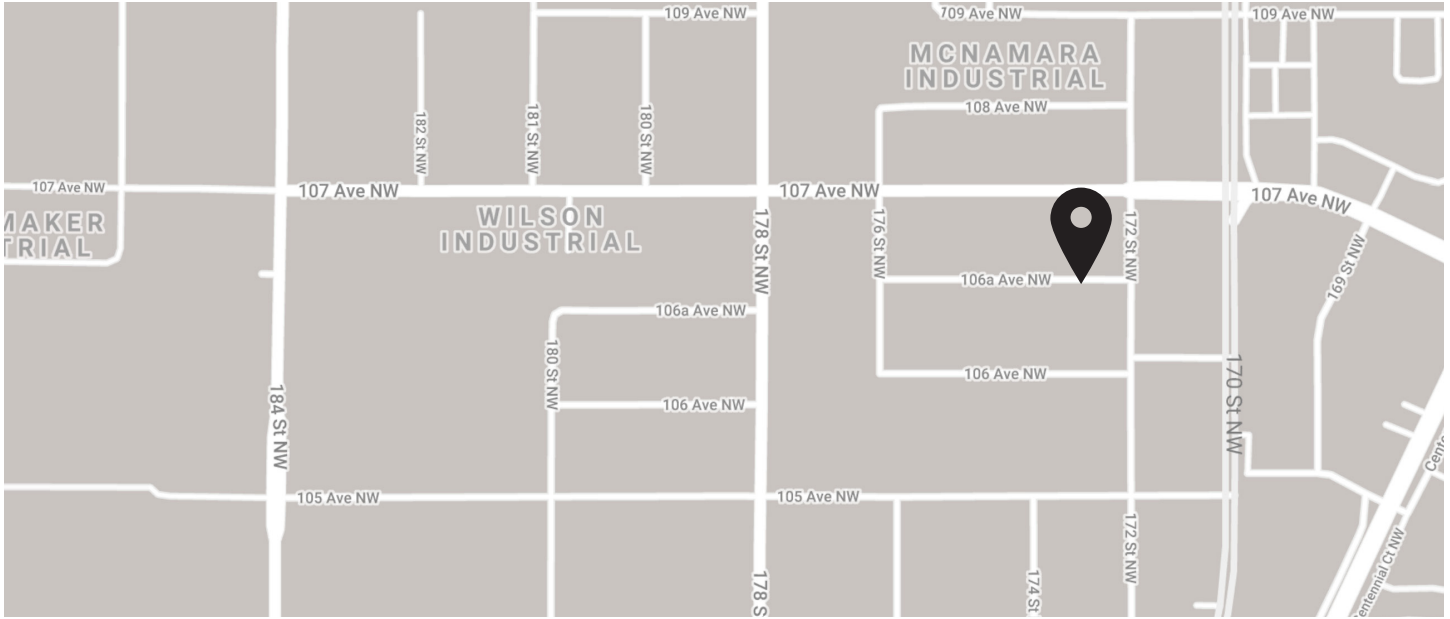
- Building and podium signage available
- Conveniently located near 170 Street, 178 Street, Stony Plain Road, Anthony Henday Drive and Yellowhead Trail
- Well maintained property with newer roof, HVAC units and upgraded high efficiency LED lighting in the common area
- BOMA Best Certified Building
- Unit 204 boasts 1413 sf of fully built out office space complete with 5 offices, a reception area and an open concept work space
- Unit 206 offers a fully built out office with 3 offices, a storage room and a kitchenette

Get more information

Jason Gardner
Vice President
D 780 429 7569
jason.gardner@avisonyoung.com

For Lease

17205 106A Avenue, Edmonton AB



Perfect for Professional Office Users.



Fully built out suites available



Situated with easy access to major arterials and nearby amenities.

Offering Summary

Available Area:	Unit 204 - 1,413 sf Unit 206 - 1,540 sf
Base Rent:	\$10.00 - \$12.00 psf
Operating Costs:	\$11.02 psf
Parking:	2 stalls per 1,000 sf
Available:	Immediately

Jason Gardner

Vice President

+1 780 429 7569

jason.gardner@avisonyoung.com

**AVISON
YOUNG**