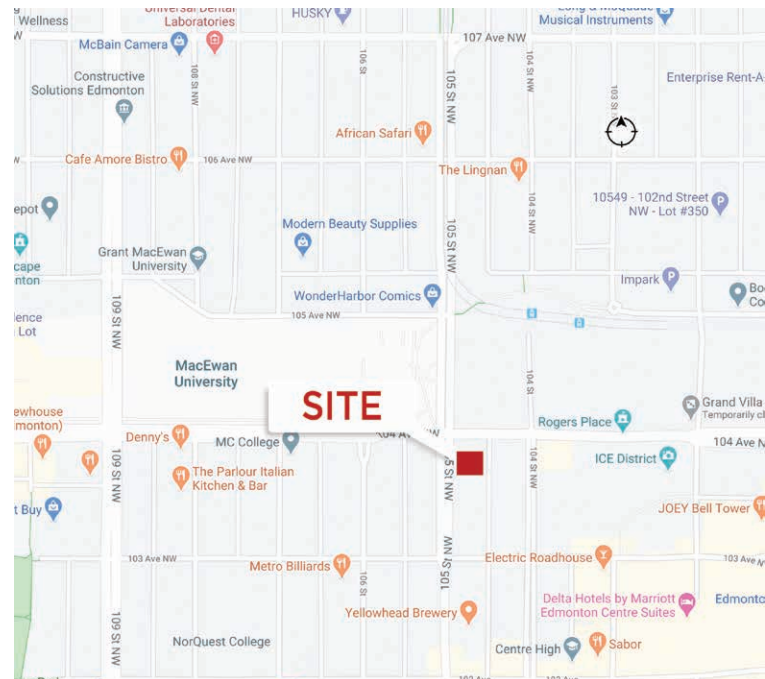




761 SF - 3,282 SF
Fully Fixtured Space for Lease

Property Highlights

- Contemporary, bright office/retail space located a short walk from the ICE District
- Directly south of Grant MacEwan University and major bus routes
- Ground level space with exterior building signage
- Hourly street parking in front of property
- The space has direct exposure and access to 105th street
- Quality office space at an affordable rate



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

Property Details

Municipal Address: Lab Space: 10349 105 Street
Suite 102: 10345 105 Street
Suite 104: 10345 105 Street

Lease Area: Lab Space: 761 SF (Main Floor)
(Exterior Entrance)
Suite 102: 1,170 SF (Main Floor)
Suite 104: 3,282 SF (Main Floor)

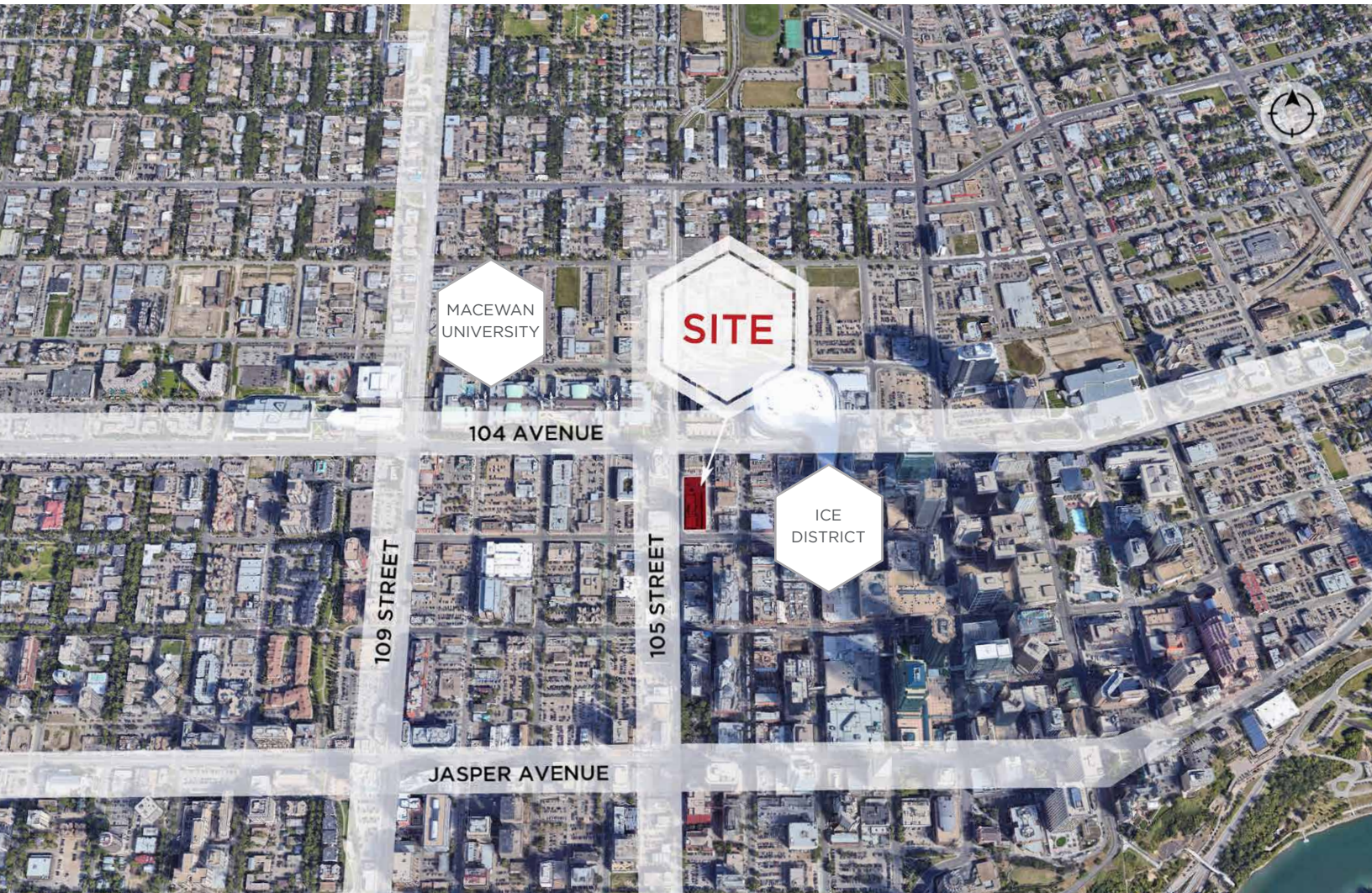
Lease Rate: **\$10.00 per SF**

Operating Costs: Lab Space: \$8.99 per SF
Suite 102 & 104: \$11.11 per SF

Parking: Lab Space: 1 surface stall at \$160
+ GST per month
Suite 102: No currently assigned
parking stalls
Suite 104: Four underground stalls
at \$210 + GST per month

Signage: Available

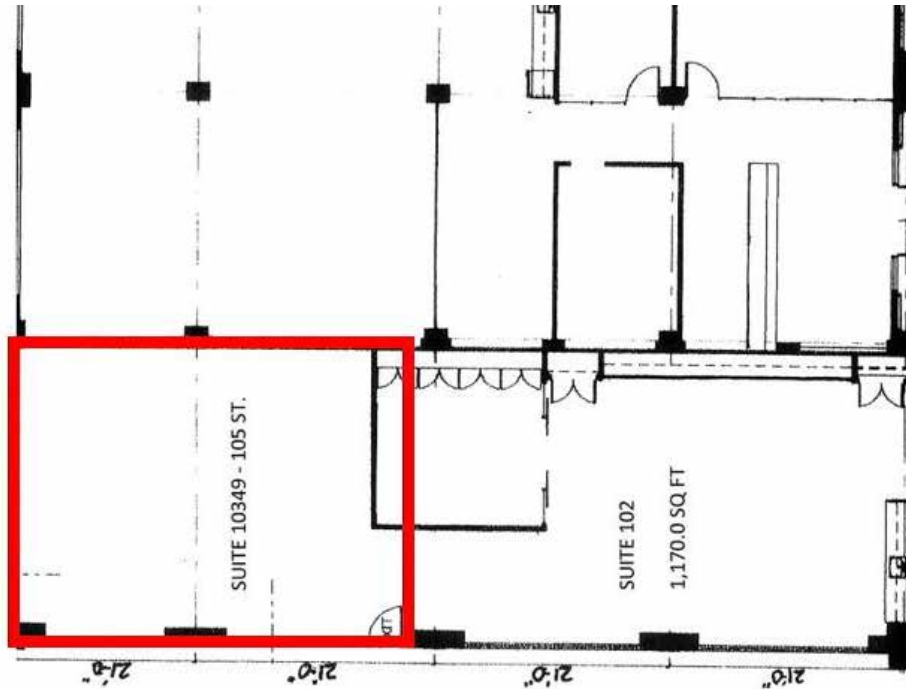
Aerial



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Floor Plan - Lab Space — 10349-105 Street



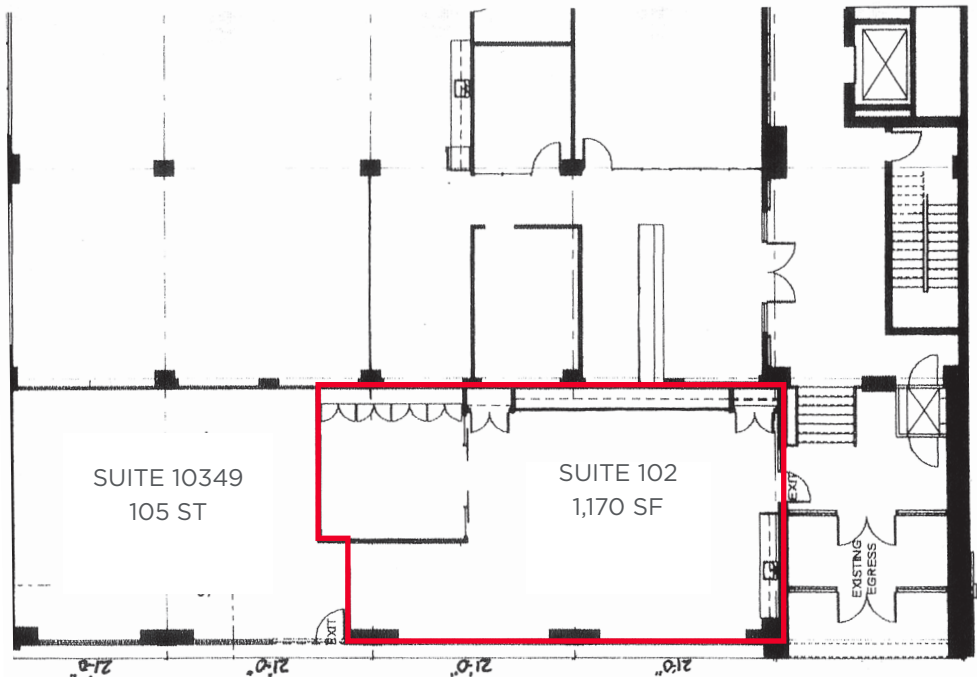
Property Photos - Lab Space — 10349-105 Street



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Floor Plan - Suite 102 — 10345-105 Street



Property Photos - Suite 102 — 10345-105 Street



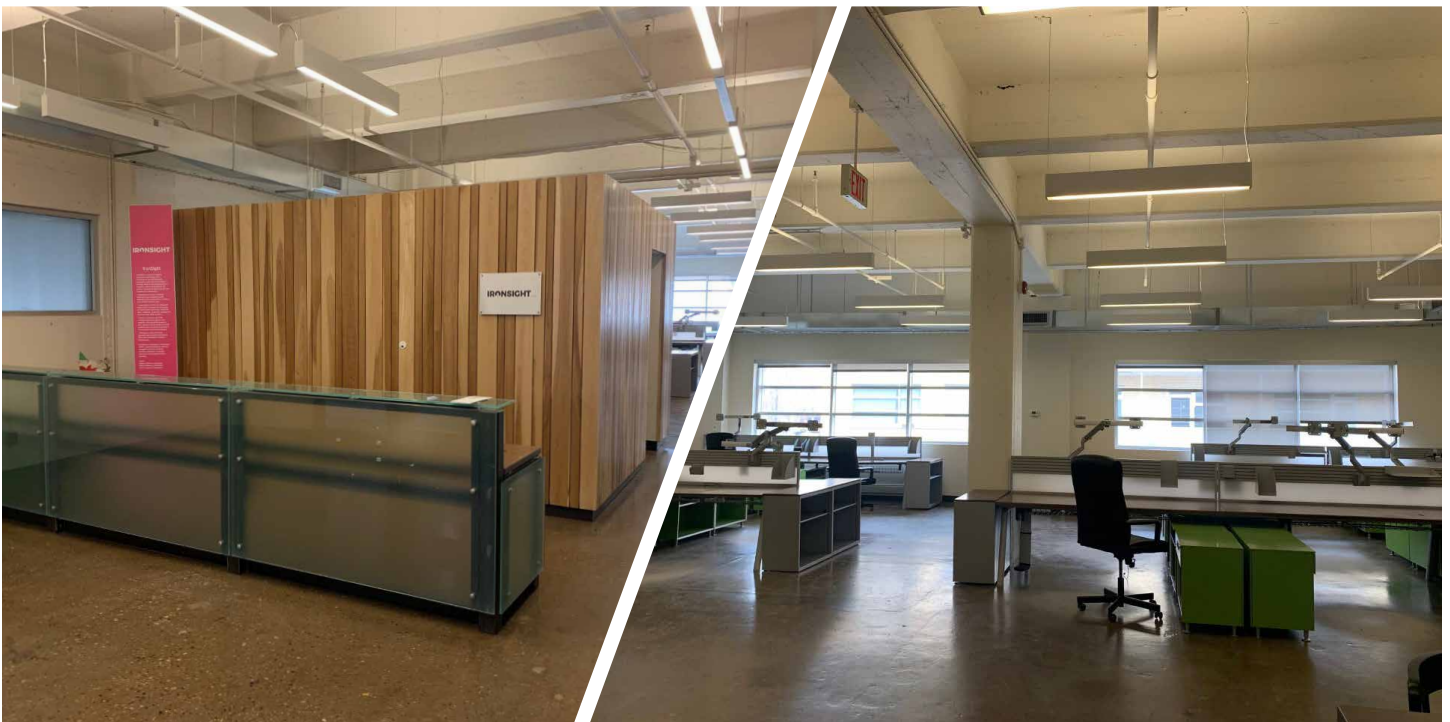
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Floor Plan - Suite 104 — 10345-105 Street



Property Photos - Suite 104 — 10345-105 Street



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