

**FOR LEASE**

**NAI Commercial**

AMADOR BUILDING - 5,707 SQ.FT.±



**#200, 17507 - 107 AVENUE | EDMONTON, AB | OFFICE**

### PROPERTY HIGHLIGHTS

- 5,707 sq.ft.± improved with fifteen (15) private offices, boardroom, open work area, reception area, server room and kitchenette
- Excellent location with exposure to 107 Avenue
- Easy access to 170 Street, 178 Street, Stony Plain Road, Yellowhead Trail, and Anthony Henday Drive
- Walking distance to public transit services
- Fibre optics service
- Air conditioned
- 19 parking stalls
- Building signage available

#### KEVIN MOCKFORD

Senior Associate  
587 635 2484  
kmockford@naiedmonton.com

#### DANIEL A. AMERO

Associate  
780 436 7415  
damero@naiedmonton.com

#### GORDIE LOUGH

Associate  
587 635 5610  
glough@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

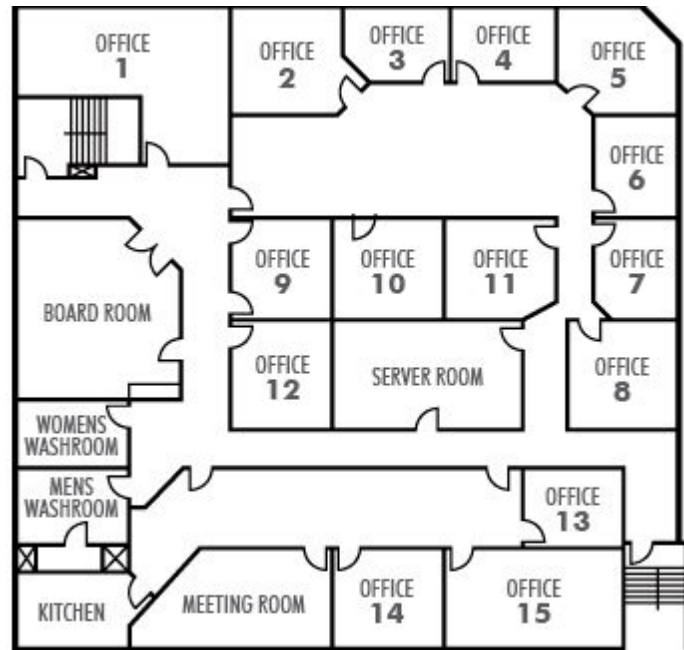


NAIEDMONTON.COM



**ADDITIONAL INFORMATION**

LEGAL DESCRIPTION	Plan 8220268, Block 1
SIZE	5,707 sq.ft.±
AVAILABLE	Immediately
ZONING	IB (Industrial Business)
PARKING	19 parking stalls
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$11.00/sq.ft./annum (2022 estimate) Includes building insurance, property taxes, management fees, common area maintenance, and utilities (gas, power, water)



**KEVIN MOCKFORD**

Senior Associate  
587 635 2484  
kmockford@naiedmonton.com

**DANIEL A. AMERO**

Associate  
780 436 7415  
damero@naiedmonton.com

**GORDIE LOUGH**

Associate  
587 635 5610  
glough@naiedmonton.com

