



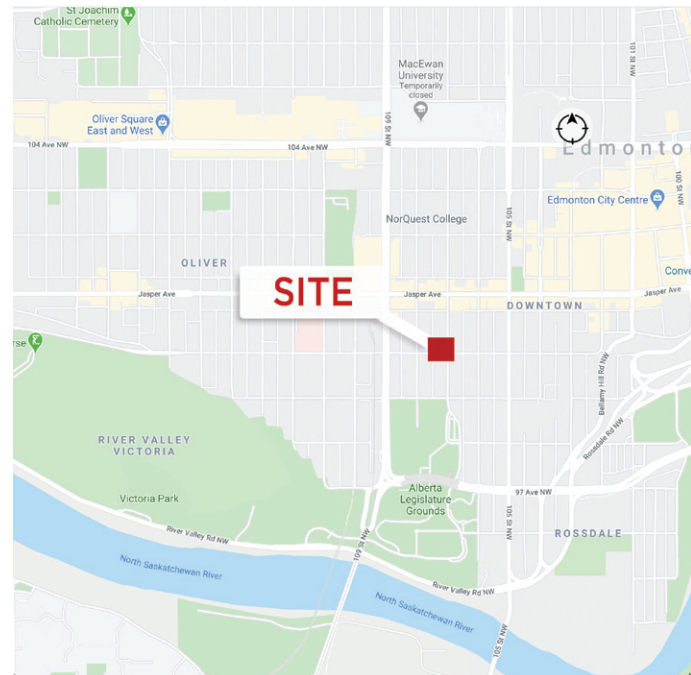
**DOWNTOWN GOVERNMENT DISTRICT**

## Office Space for Lease

### Property Highlights

Petwin Tower is located across the street from the Matrix Hotel in Edmonton's Downtown government district on 107<sup>th</sup> Street.

<b>Floors:</b>	Suite 204 - 541 SF Suite 310 - 1,593 SF Suite 500 - 6,552 SF (various demise options) Suite 1000 - 6,552 SF Suite 1100 - 6,552 SF
<b>Improvements:</b>	Move-in ready office space
<b>Current Rent:</b>	Market
<b>Additional Rent:</b>	\$14.80 per SF (2022)
<b>Parking:</b>	1:1,000
<b>Food &amp; Beverage:</b>	Main Floor Restaurant - BUOK The Tomato Top 100 - Best Eats in Edmonton 2022
<b>Boardroom:</b>	2nd floor facility renovated in 2022
<b>Bikes, Lockers &amp; Patio:</b>	Tenant amenity upgrades scheduled for 2023



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