



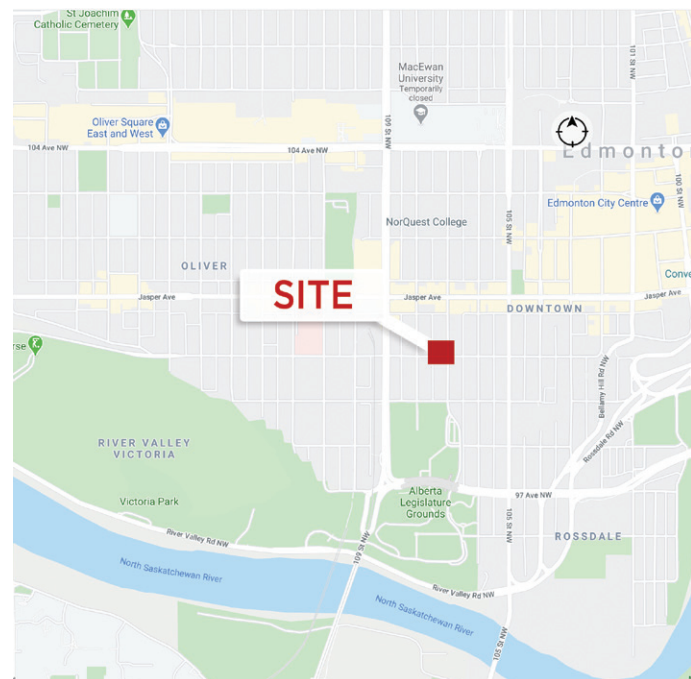
**DOWNTOWN GOVERNMENT DISTRICT**

**Top Floor Available - 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 (Furnished)<br>Suite 300 - 3,123 SF<br>Suite 700 - 2,467 SF (Furnished)<br>Suite 1000 - 6,552 SF (Furnished)<br>Suite 1100 - 6,552 SF (Furnished)<br>Suite 1300 - 6,552 SF |
| <b>Improvements:</b>    | Move-in ready office space including furniture  |
| <b>Current Rent:</b>    | Market  |
| <b>Additional Rent:</b> | \$15.19 per SF  |
| <b>Parking:</b>         | 1:1,000   |
| <b>Amenities:</b>       | Main Floor Restaurant -<br>BUOK Fresh Korean Kitchen  |
| <b>Boardroom:</b>       | 2nd floor facility available at no charge   |
| <b>Locker room:</b>     | Fully developed with shower and storage   |



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