



## Built Out Second Floor Office Space for Lease

### Property Highlights

- Large Board Room/ Training Room
- Three (3) Offices
- Dedicated Washrooms / Kitchenette
- Large Open Bull pen
- Fully Furnished
- Excellent access to 114 Avenue, 170 Street and Yellowhead Trail



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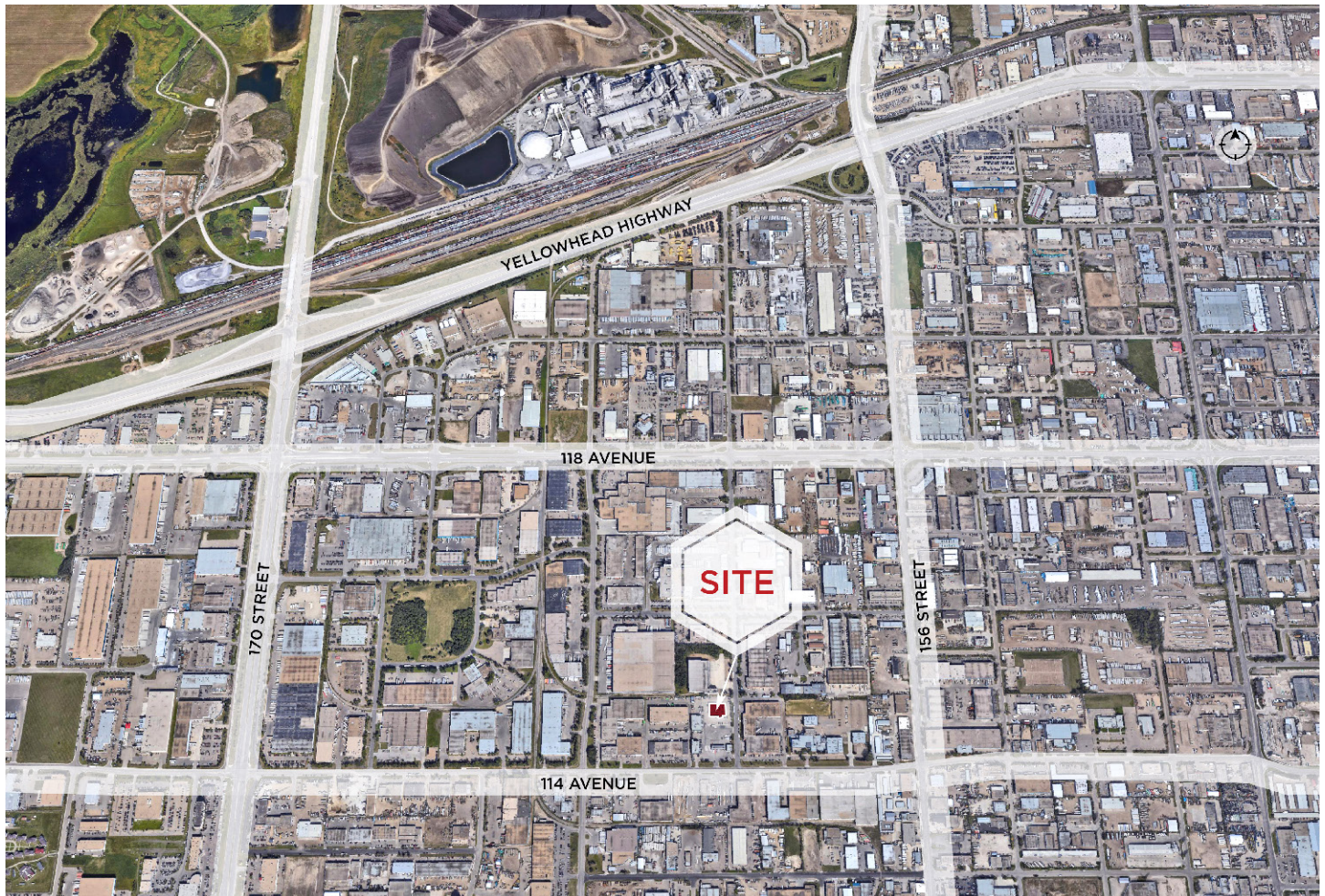
### Property Details

Municipal Address:	11450 160 Street NW, Edmonton, AB
Available Area:	2nd Floor - 3,200 SF
Zoning:	IB - Industrial Business
Net Rate:	\$15.00 per SF
Operating Costs:	\$5.90 plus utilities
Parking:	Surface - scramble
Possession:	Immediate

### Property Photo



### Aerial



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## Highlights



FULLY FURNISHED -  
MOVE IN READY



AMPLE FREE PARKING



EXCELLENT ACCESS TO  
YELLOWHEAD TRAIL  
AND 170 STREET

## Property Photos



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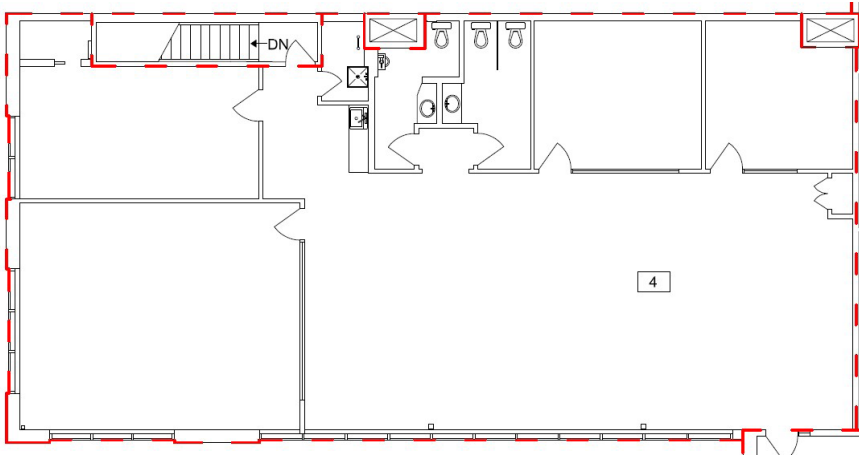
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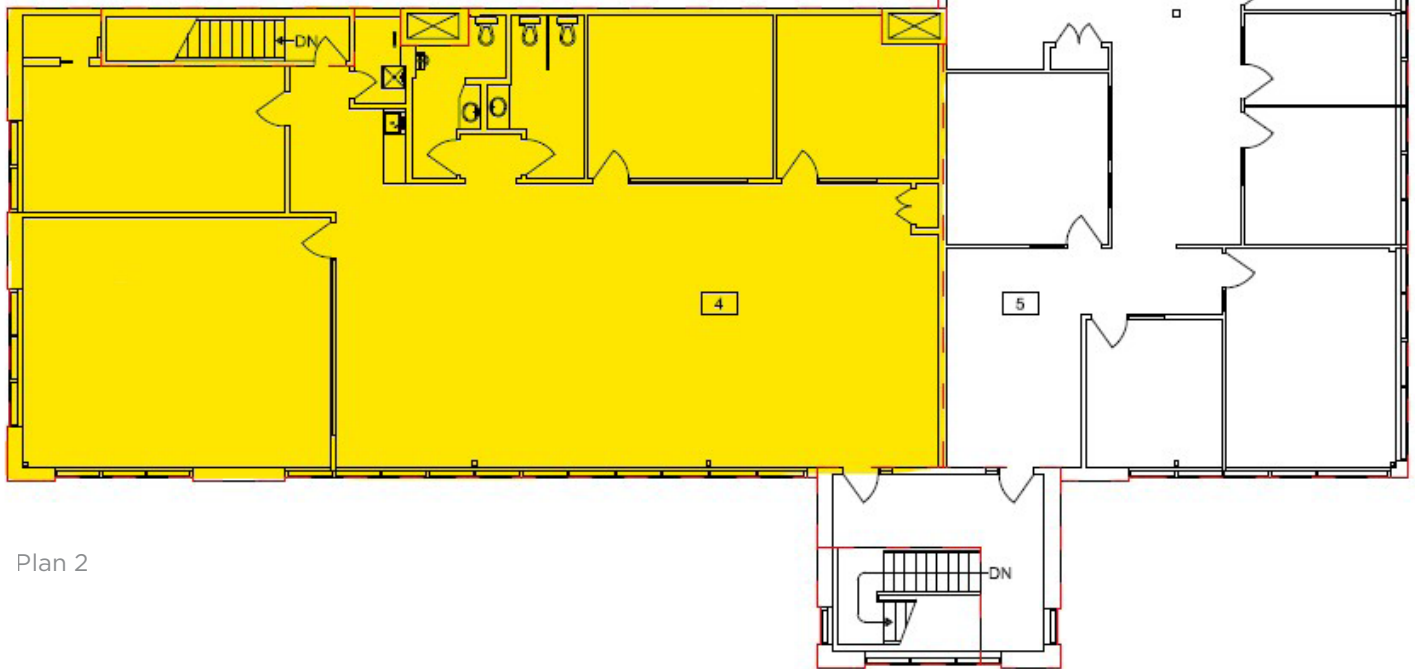
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**Floor Plans**



Plan 1



Plan 2

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