

LAST REMAINING OFFICE VACANCY

# Banks on 170

SECOND FLOOR PROFESSIONAL OFFICE

#201, 11420 - 170 STREET NW, EDMONTON, AB

**FOR LEASE**



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



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NAI EDMONTON.COM

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**NAI**Commercial



## Property Highlights

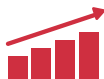
- Prime opportunity to lease high-profile professional office space directly on 170th Street
- 3,887 sq.ft.± second floor office unit with large open work area, multiple private offices, meeting room, and bathrooms
- Attractive building design with wrap around windows and skylights allowing for ample natural light throughout
- Elevator and stairwell access to second floor. Extensive stairwell improvements recently completed
- Exceptional exposure to 170th Street traffic (33,288 vehicles per day) with vast building signage opportunity and visibility
- Convenient and ample parking on-site with energized stalls
- Excellent access and close proximity to public transit, major roadways, food and retail services, and other amenities



33,288 VPD  
170 STREET



150,085  
DAYTIME  
POPULATION



3.0%  
ANNUAL GROWTH  
2023 - 2033



97,663  
EMPLOYEES  
  
6,018  
BUSINESSES



\$2.4B  
TOTAL CONSUMER  
SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

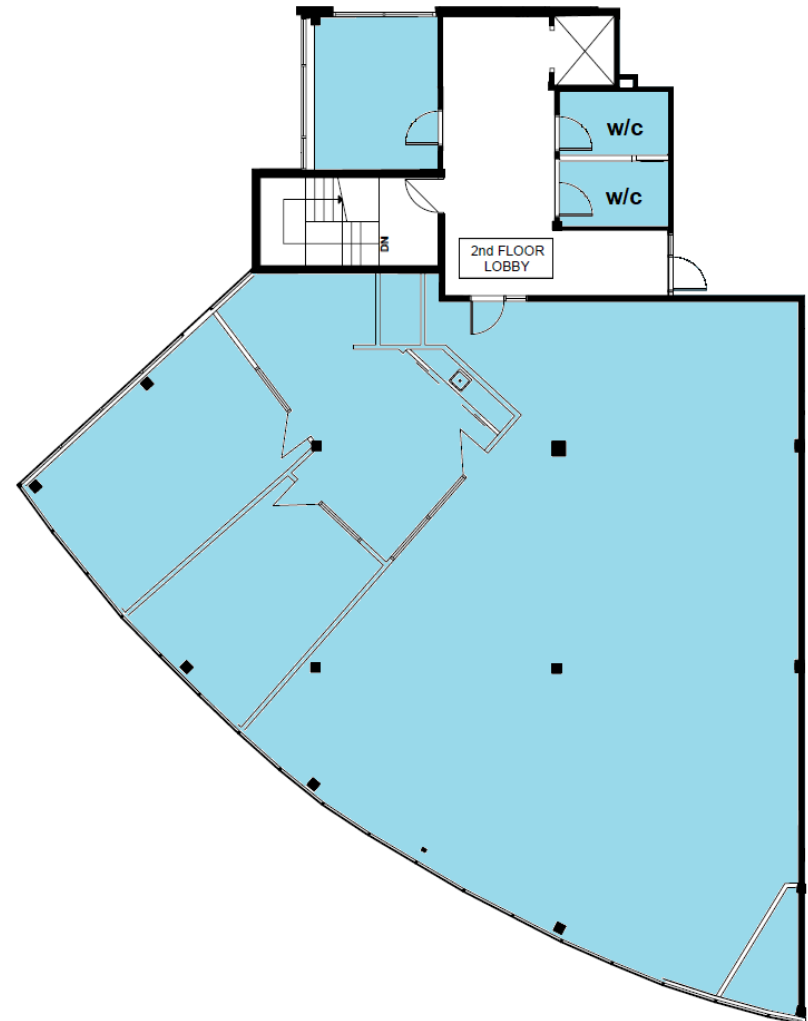


## Additional Information

SIZE	3,887 sq.ft.± second floor office unit
ZONING	BE (Business Employment) <i>*Formerly IB*</i>
LEASE TERM	Negotiable
AVAILABLE	Immediately
PARKING	Multi-row energized surface parking
NET LEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$5.06/sq. ft./annum (2025 estimate) Includes Tenant's proportionate share of property taxes, building insurance, common area maintenance and property management



### ● Suite 201 Rentable Area



*\*Floorplan may not be exact or to scale*



