



Time Business Machines Building

- Excellent access from 170 Street/178 Street/
Yellowhead and Anthony Henday
- High volume traffic with Edmonton ETS bus stop service
- Abundance of surface parking stalls
- Perfect opportunity for a professional office
user looking for retail frontage

Get more information

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For Lease

17610 107 Avenue, Edmonton AB

Offering Summary

Available space:	Main Floor 3,706 sf: Built out with 6 offices, storage room, large open work area and reception
	Second Floor 1,578 sf: Built out with 4 offices and 2 large open work areas
Parking:	3:1000 sf
Rent:	\$11.50 psf
Operating Costs:	\$7.59 psf + utilities, in-suite janitorial and 5% admin fee



Free onsite parking



Abundance of neighbourhood amenities



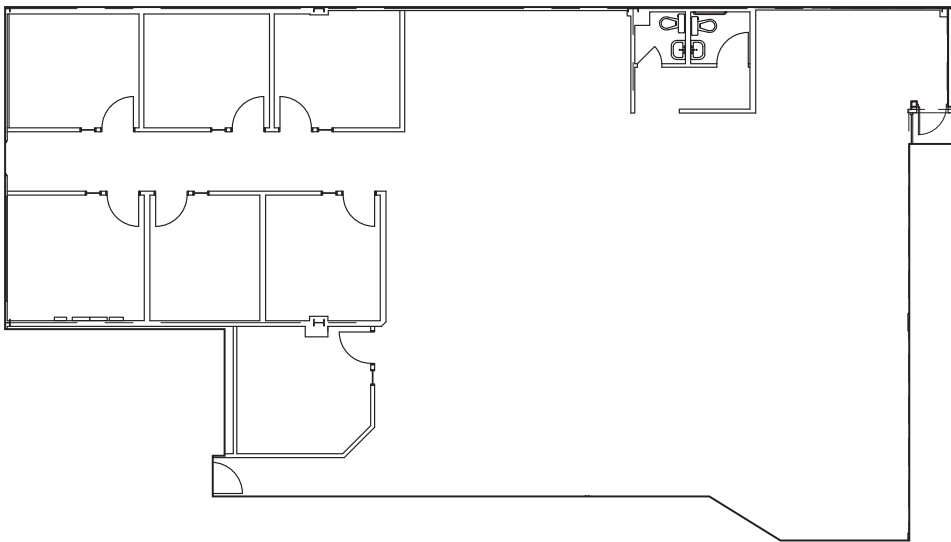
Easily accessed via multiple roadways



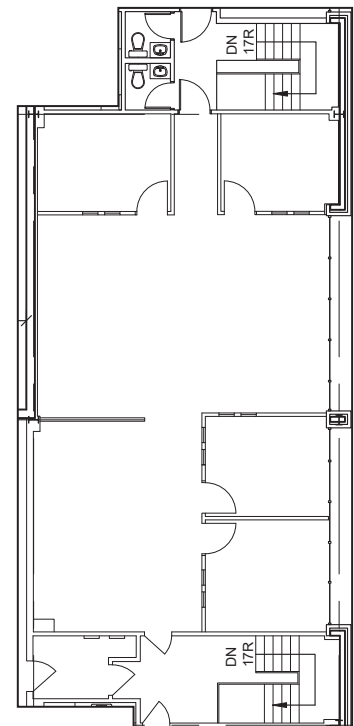
Rare opportunity to acquire well priced office space with turnkey option



Main floor | 3,706 sf



Second Floor: 1,578 sf



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YOUNG**