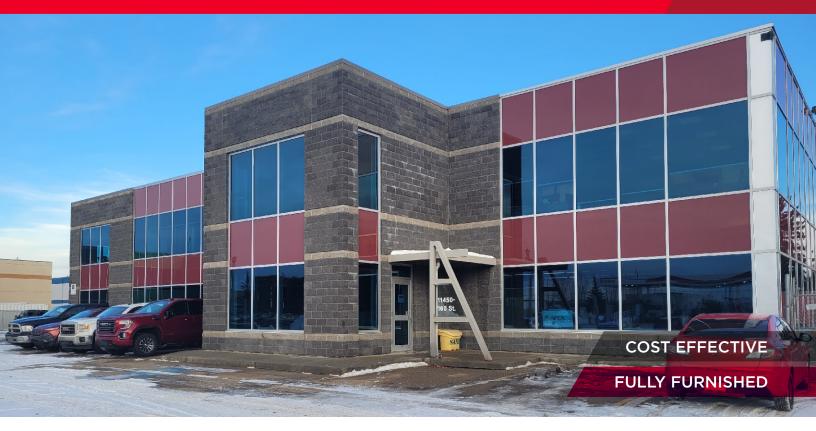


FOR LEASE **Gasland Centre** 11450 160 Street NW, Edmonton, AB



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



Nick Mytopher Associate 587 597 5475

Will Harvie Associate Partner 780 902 4278

Kurt Paull, SIOR Associate Partner 780 702 4258 nick.mytopher@cwedm.com will.harvie@cwedm.com kurt.paull@cwedm.com **CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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CUSHMAN & WAKEFIELD Edmonton

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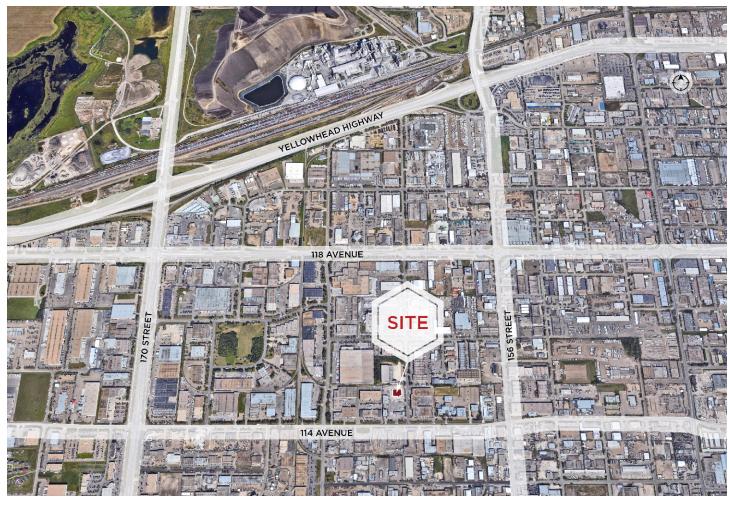
Property Details

Property Photo

Municipal Address:	11450 160 Street NW, Edmonton,
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



Aerial



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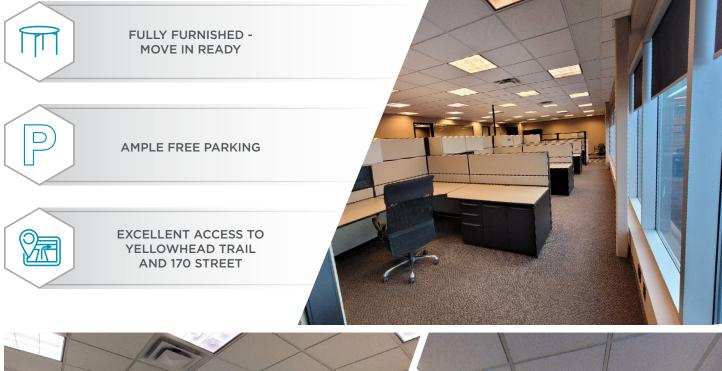
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Highlights

Property Photos





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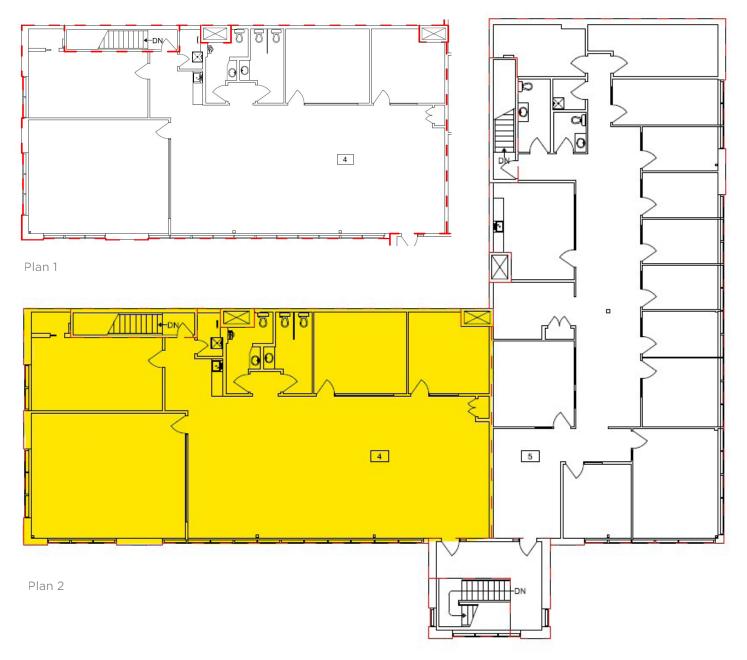
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Floor Plans



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