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\$12.00 to

\$14.00

PSF NET

FOR LEASE | 10183 - 112 Street, Edmonton | AB

Larsen Building Character Office for Lease

- Unique freestanding character building in close proximity to downtown
- 7,500 SF of move-in ready space
- Functional build out in place, with open high beam ceilings and flexible spaces
- Building signage available
- Surface parking available at no additional charge
- Close proximity to multiple amenities, transit, and major roads, including many popular restaurants and services
- Available immediately

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Colliers International

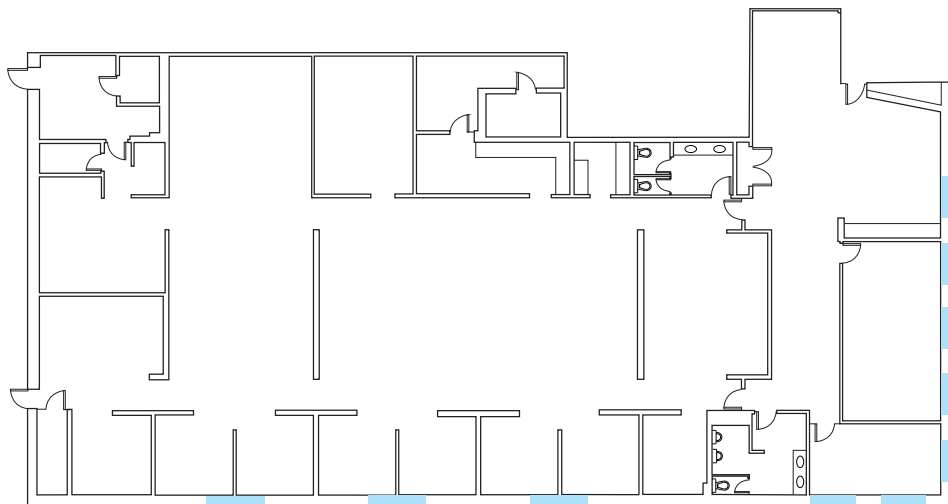
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Accelerating success.

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Floor Plan



Available Space & Costs

Area	7,500 SF
Net Rent	\$12.00 - \$14.00 / SF
Operating Costs (2017)	\$10.00 / SF plus janitorial
Term	5 years
Available	Immediately
Tenant Improvement Allowance	Negotiable
Parking	13 surface stalls at no charge

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