



**4,600 - 9,200 SF Office Space**  
**15,000 SF Studio/Warehouse**

### Property Highlights

#### Office Space:

- Main Floor - 4,600 SF
- Lower Floor - 4,600 SF
- Net Rent: \$16.00 per SF
- Operating Costs: \$11.00 per SF (plus in-suit janitorial)

#### Studio/Warehouse Space:

- 15,000 SF
- Clear span with 36' height
- Net Rent: \$10.00 per SF
- Operating Costs: \$11.00 per SF (plus in-suite janitorial)

#### **Dustin Bateyko**

Partner  
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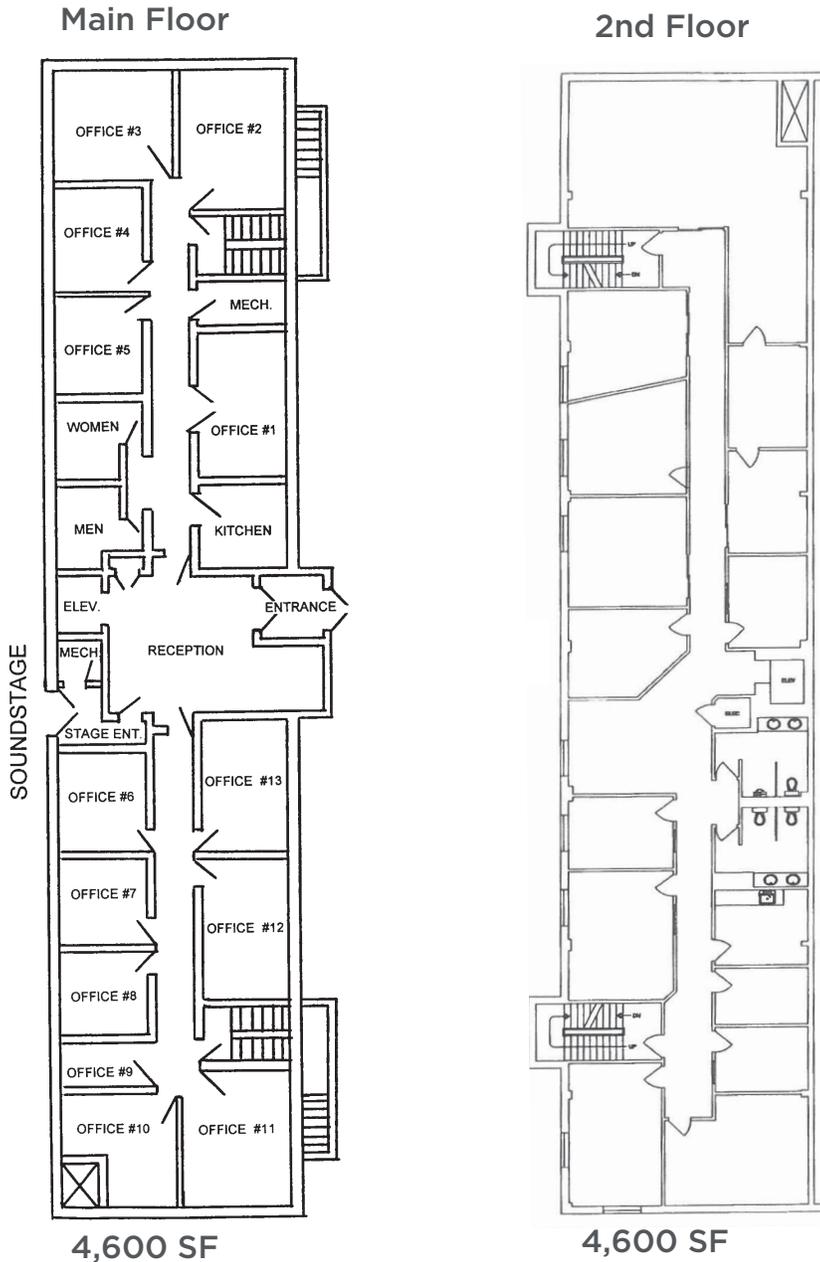
### Property Facts & Features

- Close to public transportation
- Recent upgrades to lobby
- Large electrical service
- Extensive built out in office area
- Free parking

**CUSHMAN & WAKEFIELD**  
**Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
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**Office Floor Plan - Main & Second**

**Office Space Photos**



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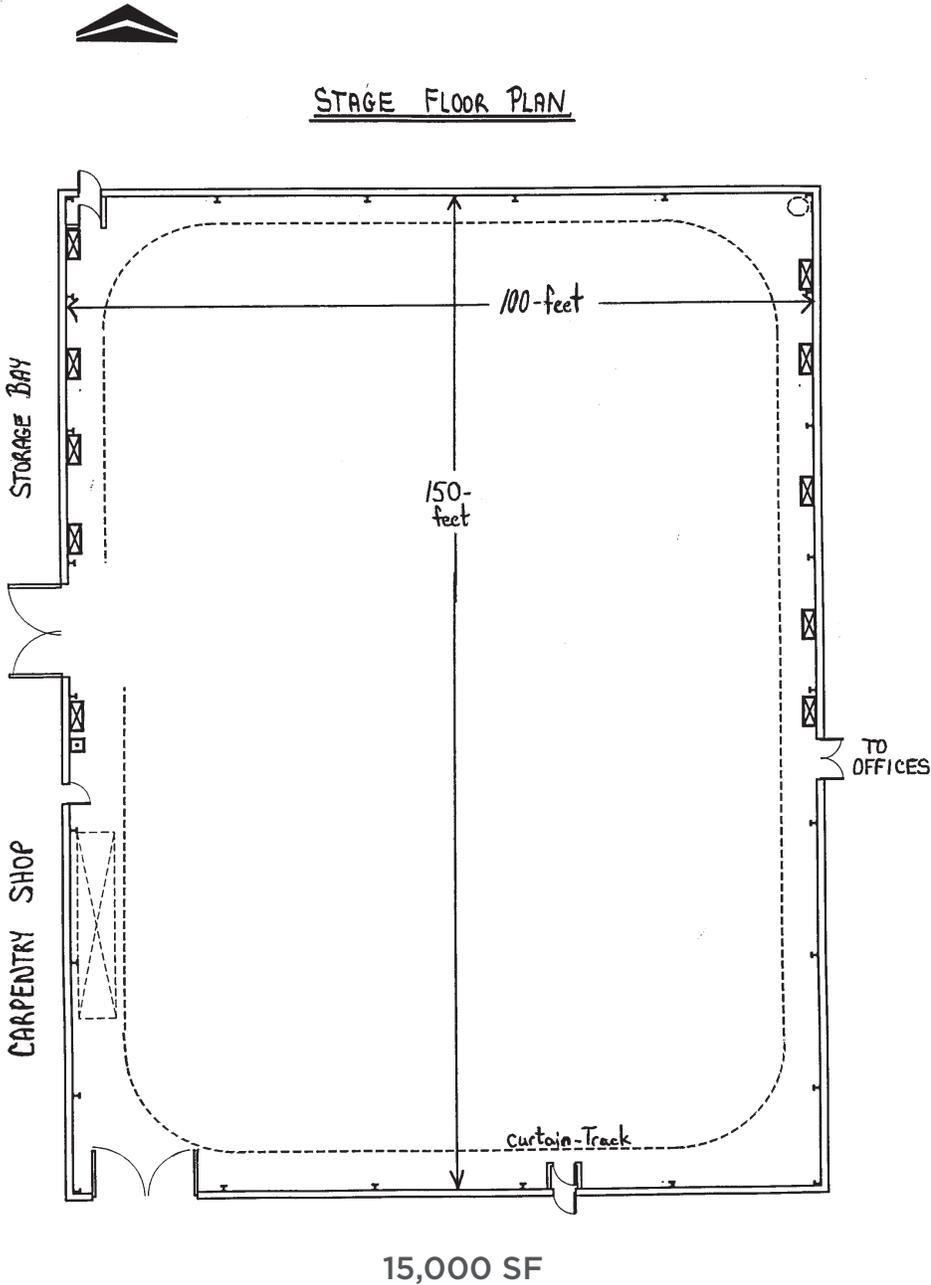
**CUSHMAN &  
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Edmonton

FOR LEASE

# Film Alberta Building

5305 Allard Way, Edmonton, Alberta

## Stage Floor Plan



## Studio/Warehouse Photos



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