

FOR LEASE

1,520 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



16815 - 117 Avenue, Edmonton, AB

PARK WEST OFFICE SPACE

Property Highlights

- Main floor street exposure
- Bright space in professional building
- LED lighting
- New mechanical
- Underground parking available
- Close proximity to Yellowhead Trail, Anthony Henday Drive and 170 St
- Ample street parking
- Turn-key package available



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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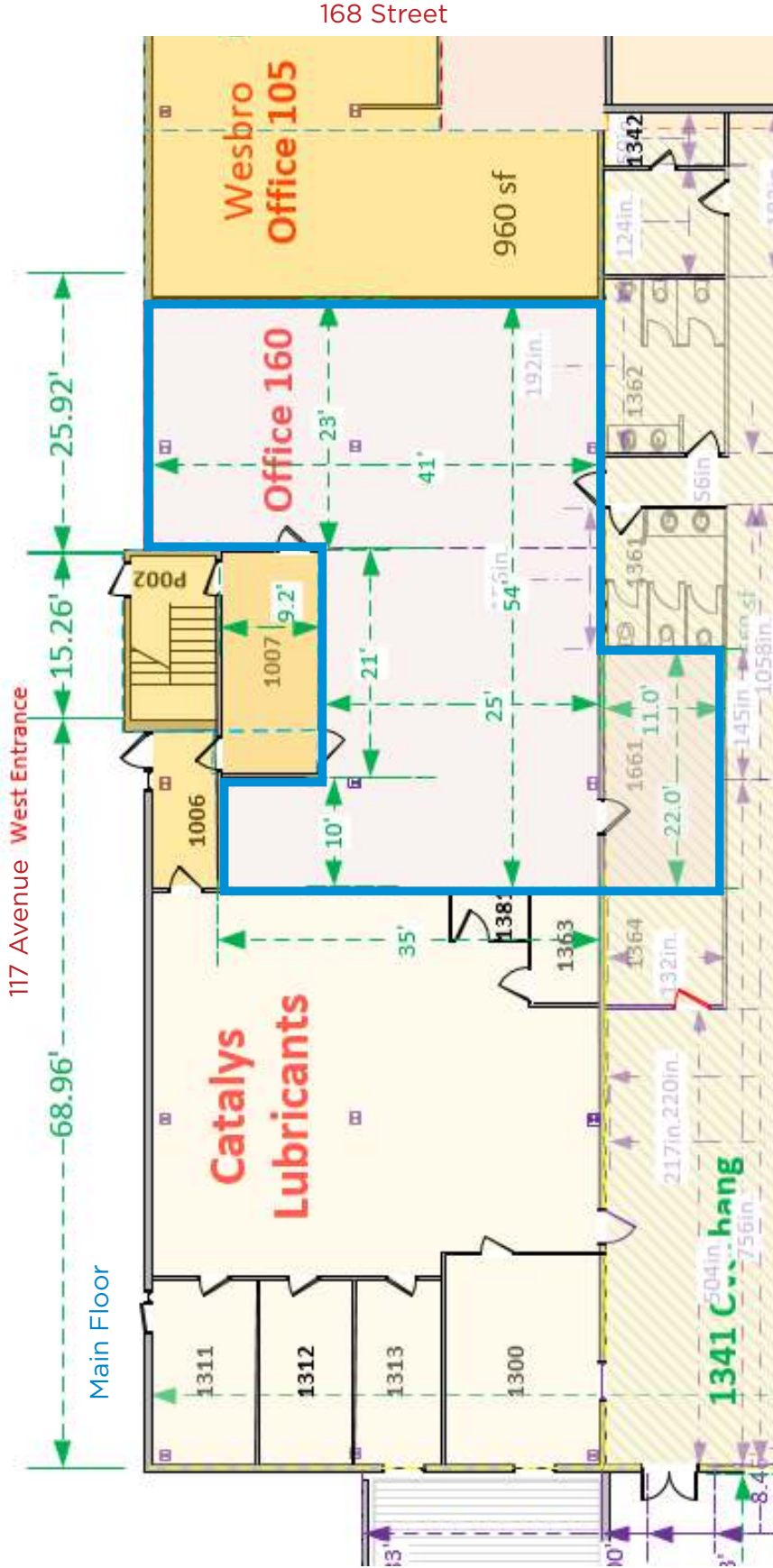


Floor Plan

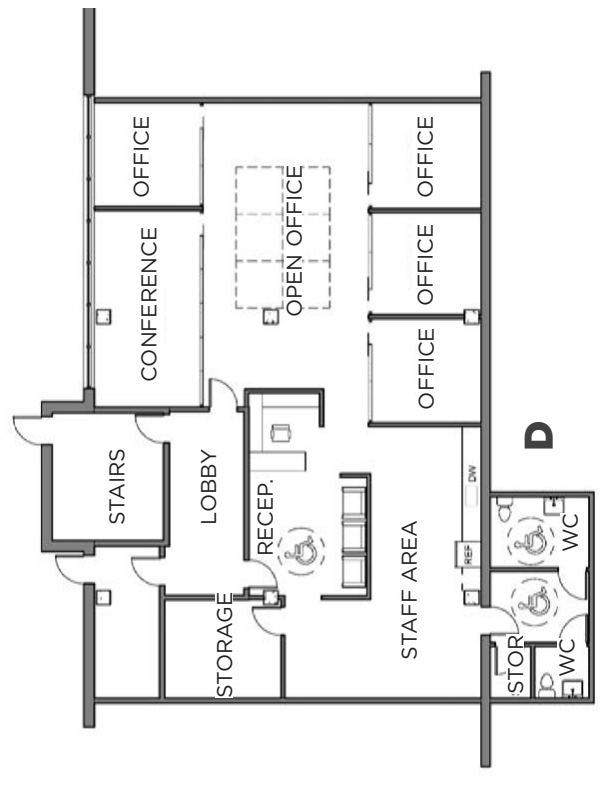
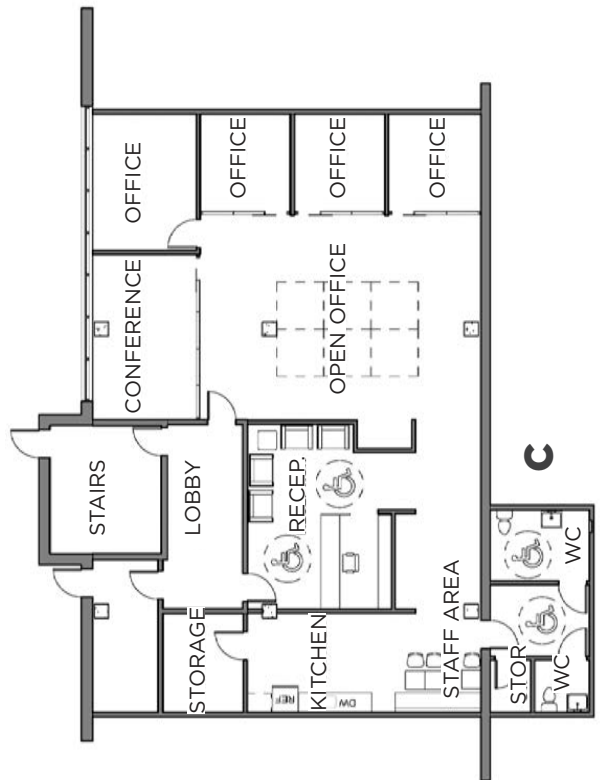
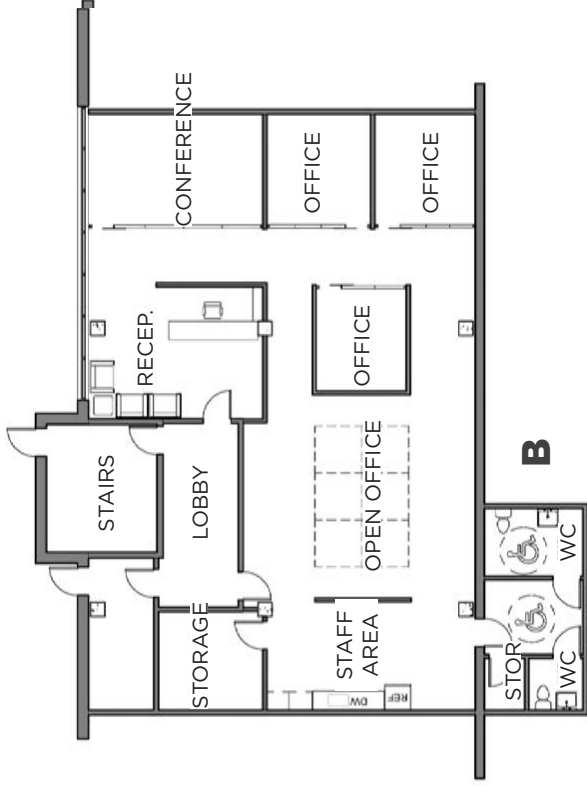
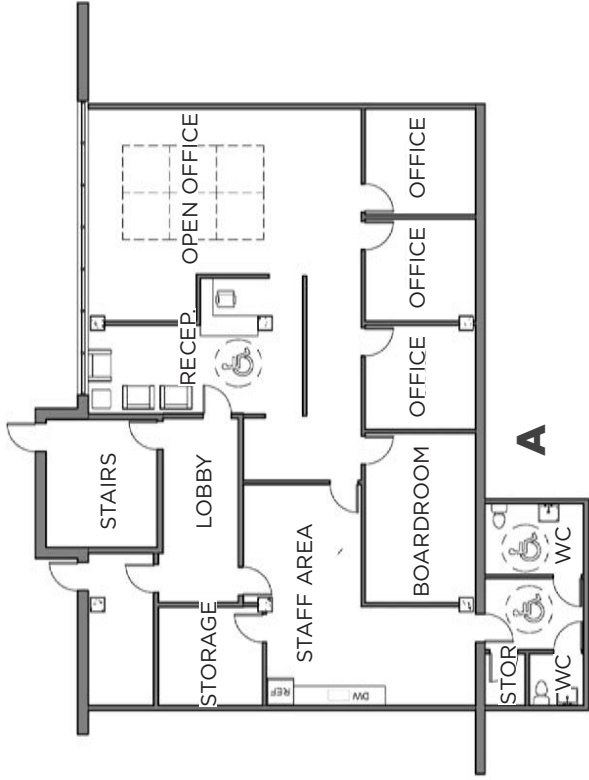
Unit 160 1,520 SF

Street Level, 240 SF storage/washroom

Can be split, 200 SF lobby, large outside windows



SAMPLE TURNKEY LAYOUTS



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Property Information

Municipal Address: 16815 - 117 Avenue, Edmonton, AB

Legal Address: Lot 179, Block 8, Plan 3942MC

Main Floor Size: Unit 160 1,520 Sq. Ft. (+/-)
Office/Retail Space

Zoning: IB (Business Industrial)

Parking: Ample

Possession: Immediate

Contact

Chuck Clubine
Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean
Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

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Gross/Net Rate: Main Floor | \$20.00 Gross

