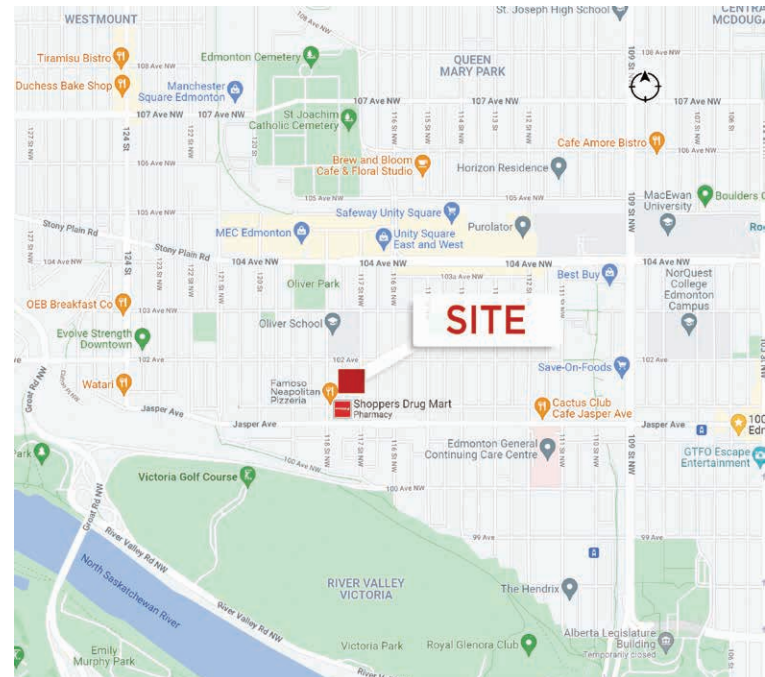




Property Highlights

- Excellent central location in Oliver on 117 Street, half a block North of Jasper Avenue and in close proximity to several restaurants and retail amenities
- Well developed pocket of space with large reception, kitchen, meeting room, 8 counseling offices and executive office
- 3,730 to 4,890 SF available on the 3rd floor
- Amenities in the building include St. Lucian Squeeze Restaurant, Family Massage Centre, Stratica Medical and Stratica Pharmacy
- One stall covered plus ample street and lot parking in the neighborhood
- Elevator service



Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Scott Vreeland
Associate Partner
780 702 9477
scott.vreeland@cwedm.com

Jacob Dykstra
Associate
780 702 5825
jacob.dykstra@cwedm.com

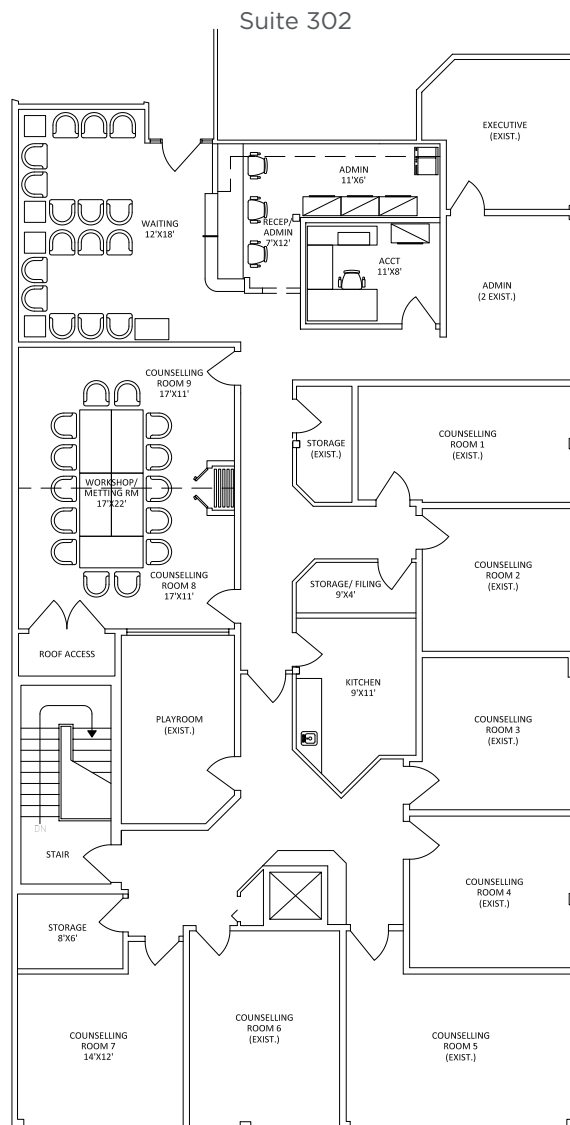
CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Details

Areas Available:	10140 170 Street	Lease Rate:	\$14.00 to \$16.00 per SF
Areas Available:	3,730 SF to 4,890 SF	Operating Costs:	\$12.00 per SF plus in-suite janitorial
Possession Date:	Immediate	Parking:	One stall at \$75.00 per month per stall in the buildings covered parking. There is parking adjacent through Oliver Place Landing, and ample street parking
Term of Lease:	Flexible terms available		

Floor Plan

3,730 SF in 302 and there is 1,160 SF adjacent in 301 that could be made available.



Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Scott Vreeland
Associate Partner
780 702 9477
scott.vreeland@cwedm.com

Jacob Dykstra
Associate
780 702 5825
jacob.dykstra@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Photos



Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Scott Vreeland
Associate Partner
780 702 9477
scott.vreeland@cwedm.com

Jacob Dykstra
Associate
780 702 5825
jacob.dykstra@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Shane Asbell

Partner
780 917 8346
shane.asbell@cwedm.com

Scott Vreeland

Senior Associate
780 702 9477
scott.vreeland@cwedm.com

Jacob Dykstra

Associate
780 702 5825
jacob.dykstra@cwedm.com

cwedm.com

