

FOR LEASE Stratica Medical Building #302, 10140 117 Street, Edmonton, AB

WESTMOUNT

Mani

107 Ave NW

0

Tiramisu Bistro



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

QUEEN MARY PARK

0

0

0

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, ental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(5). As applicable, we make no representation as to the condition of the property (or properties) in question. Nov 22, 2019

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

CUSHMAN & WAKEFIELD Edmonton

FOR LEASE **Stratica Medical Building** #302, 10140 117 Street, Edmonton, AB

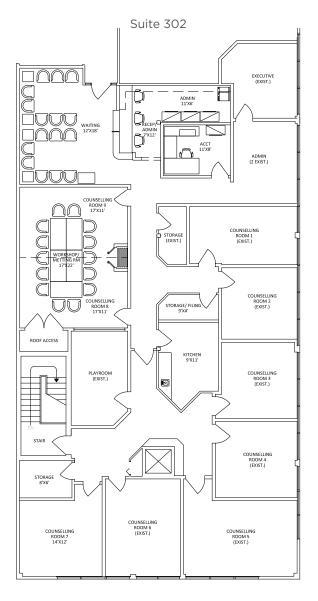
Property Details

Areas Available:	10140 170 Street
Areas Available:	3,730 SF to 4,890 SF
Possession Date:	Immediate
Term of Lease:	Flexible terms available

Lease Rate:	\$14.00 to \$16.00 per SF
Operating Costs:	\$12.00 per SF plus in-suite janitorial
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

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 is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness 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 special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Nov 22, 2019

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



FOR LEASE **Stratica Medical Building** #302, 10140 117 Street, Edmonton, AB

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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness 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 special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Nov 22, 2019

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

