

# FOR LEASE

## PLAZA WEST

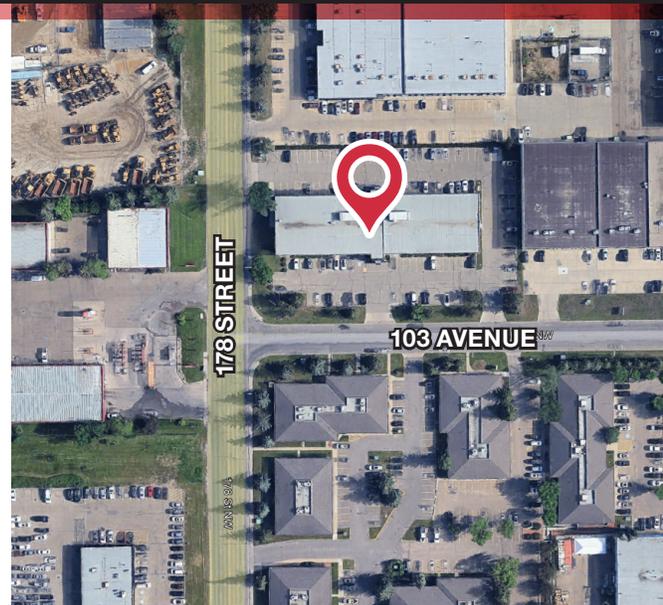
NAI Commercial



17704 - 103 AVENUE | EDMONTON, AB | MAIN FLOOR OFFICE

### PROPERTY DESCRIPTION

- 862 - 3,250 sq.ft.± main floor office space available
- Professional office building
- Strong parking ratio
- High exposure along 178 Street
- Join Professional office mix of NFP Canada, Orbit Insurance, Sunlife Financial, and Precise Accounting
- Quick access to Stony Plain Road and 170th Street



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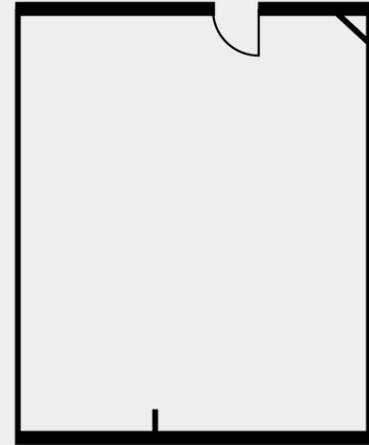
780 436 7410



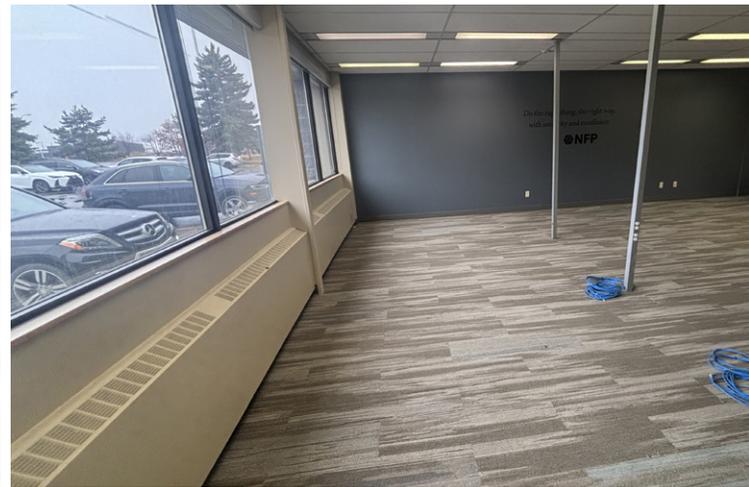
NAIEDMONTON.COM

**UNIT 104B**

AREA AVAILABLE	862 sq.ft.±
LEGAL DESCRIPTION	Plan 7722579 Blk 6 Lot 6
ZONING	BE (Business Employment)
YEAR BUILT	1978
CITY TRANSIT	ETS Stop located in front of building
PARKING	3.3 stalls per 1,000 sq.ft.±
AVAILABLE	Immediately
NET LEASE RATE	\$16.00-18.00/sq.ft./annum
OPERATING COSTS	\$12.00/sq.ft. (2026 estimate) Includes property tax, building insurance, common area maintenance, management fees and utilities (gas, power and water)

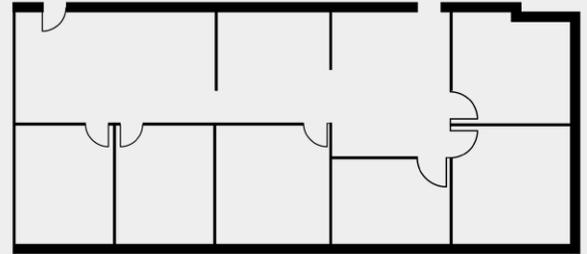


FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



**UNIT 104C**

AREA AVAILABLE	2,388 sq.ft.±
LEGAL DESCRIPTION	Plan 7722579 Blk 6 Lot 6
ZONING	BE (Business Employment)
YEAR BUILT	1978
CITY TRANSIT	ETS Stop located in front of building
PARKING	3.3 stalls per 1,000 sq.ft.±
AVAILABLE	Negotiable
NET LEASE RATE	\$16.00-18.00/sq.ft./annum
OPERATING COSTS	\$12.00/sq.ft. (2026 estimate) Includes property tax, building insurance, common area maintenance, management fees and utilities (gas, power and water)

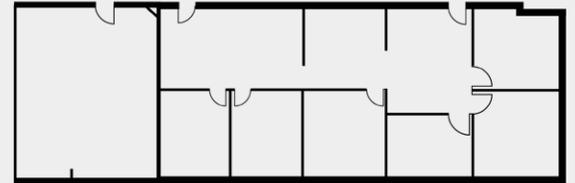


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**UNIT 104B&C**

AREA AVAILABLE	3,250 sq.ft.±
LEGAL DESCRIPTION	Plan 7722579 Blk 6 Lot 6
ZONING	BE (Business Employment)
YEAR BUILT	1978
CITY TRANSIT	ETS Stop located in front of building
PARKING	3.3 stalls per 1,000 sq.ft.±
AVAILABLE	Negotiable
NET LEASE RATE	\$16.00-18.00/sq.ft./annum
OPERATING COSTS	\$12.00/sq.ft. (2026 estimate) Includes property tax, building insurance, common area maintenance, management fees and utilities (gas, power and water)



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