

For Lease  
Amador Building  
5,707 sq.ft.±

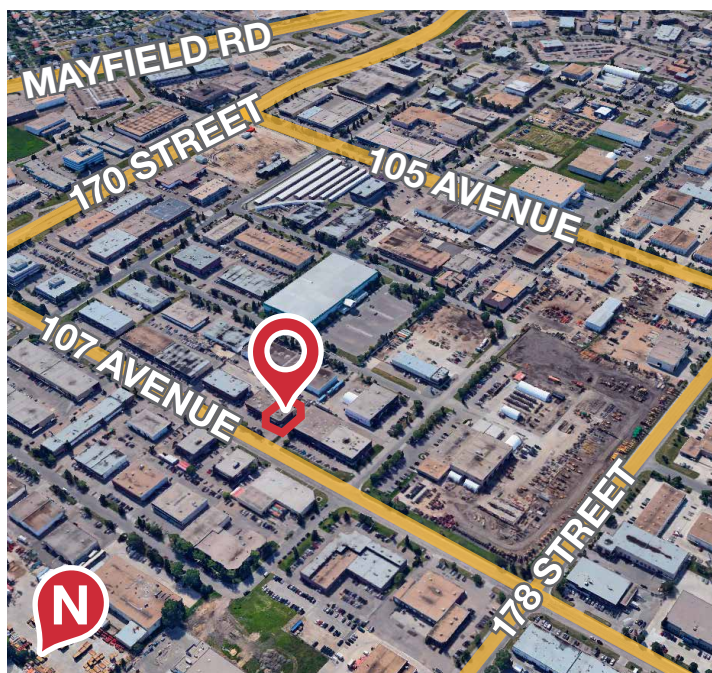


## #200, 17507 - 107 Avenue

Edmonton, Alberta

### Property Features

- 5,707 sq.ft.± improved with fourteen (14) private offices, boardroom, open work area, reception area, server room and kitchenette
- Excellent location with exposure to 107 Avenue
- Easy access to 170 Street, 178 Street, Stony Plain Road, Yellowhead Trail, and Anthony Henday Drive
- Walking distance to public transit services
- Fibre optic service
- Air-conditioned
- 19 parking stalls
- Building signage available



**Kevin Mockford**

780 436 7410

kmockford@naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

For Lease  
Amador Building  
5,707 sq.ft.±

## #200, 17507 - 107 Avenue

Edmonton, Alberta

### Additional Information:

AREA AVAILABLE 5,707 sq.ft.±

LEGAL DESCRIPTION Plan 8220268, Block 1

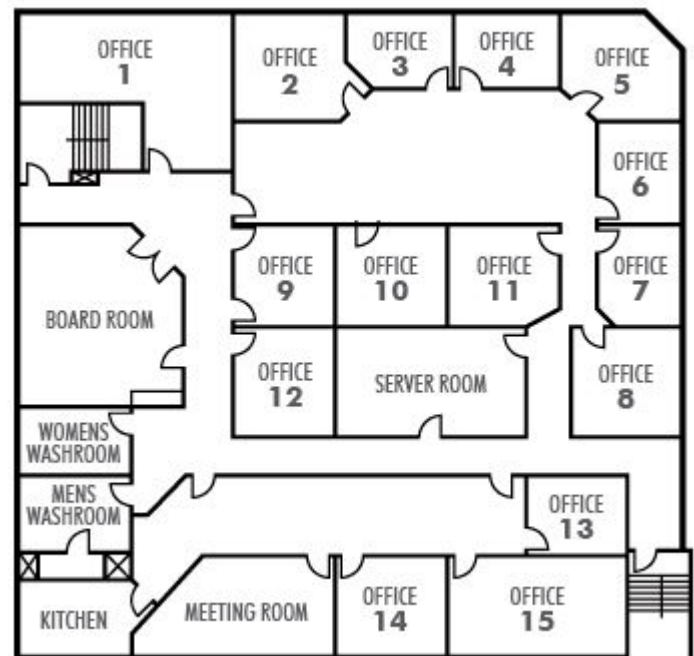
ZONING IB (Industrial Business Zone)

AVAILABILITY Immediate

PARKING 19 parking stalls

NET RENTAL RATE \$15.00/sq.ft./annum

OPERATING COSTS \$10.11/sq.ft./annum (2019 estimate)  
Includes building insurance, property taxes, management fees, common area maintenance, and utilities (gas, power, water)



**Kevin Mockford**

780 436 7410 • [kmockford@naiedmonton.com](mailto:kmockford@naiedmonton.com)

6519-A KEV18



4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

NAI Commercial Real Estate Inc.