



5442 SF Second Floor Office

Property Highlights

- Professionally managed by Rohit Property Management
- Move-in ready office space with high end finishes
- Furniture is negotiable
- Elevator equipped with a pristine common lobby
- Excellent parking ratio (3.3 stalls per 1,000 SF)
- Great accessibility via 91 Street, Ellerslie Road and Anthony Henday

Another exciting development from:



Will Harvie

Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher

Associate
587 597 5475
nick.mytopher@cwedm.com

Kurt Paull, SIOR

Associate Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak

Associate
780 700 5038
max.mcpeak@cwedm.com

CUSHMAN & WAKEFIELD

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

Property Details

Areas Available:	North Wing 5,442 SF - Unit 212
Zoning:	IB
Lease Rate:	\$16.00 - \$18.00 per SF
Operating Costs:	\$14.35 per SF
Property Management:	5% of Total Rent
Signage:	Pylon \$250.00 per month (full) \$125.00 per month (half)
Parking Ratio:	3.3 per 1,000 SF

Office Development Ideal For:



Start-Ups

IT services, psychologists, real estate offices, home builders, etc.



Professional Associations

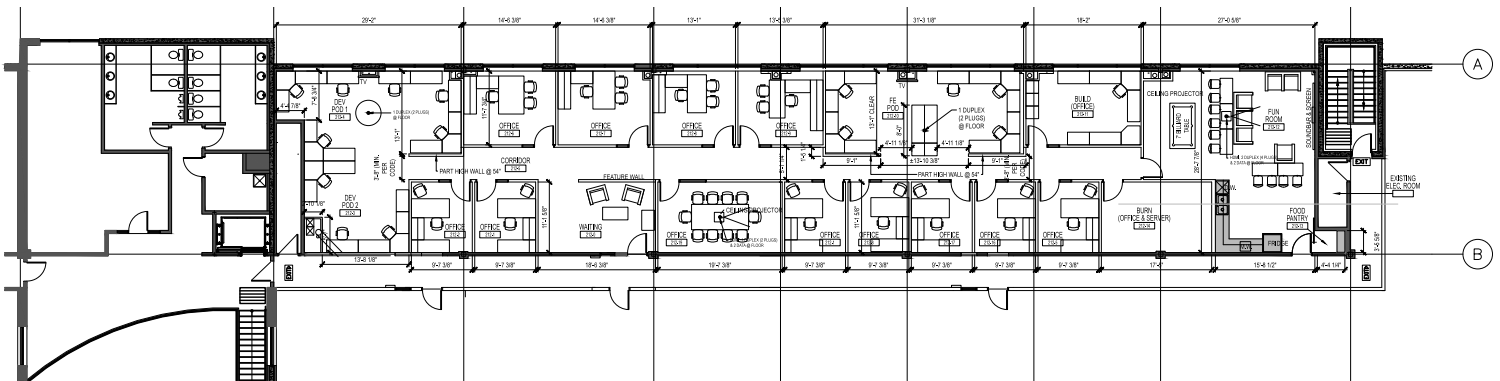
Unions, professional associations, not-for-profit associations, commercial schools, etc.



Professional Services

Accounting firm, law firm, etc.

Unit 212 Floor Plan



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Unit 212 Photos



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AERIAL



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