



## **Time Business Machines Building**

- Excellent access from 170 Street/178 Street/  
Yellowhead and Anthony Henday
- High volume traffic with Edmonton ETS bus stop service
- Abundance of surface parking stalls
- Perfect opportunity for a professional office  
user looking for retail frontage

### **Get more information**

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# For Lease

17610 107 Avenue, Edmonton AB

## Offering Summary

|                  |   |
|------------------|---|
| Available space: | <b>Main Floor 3,706 sf:</b><br>Built out with 6 offices, storage room, large open work area and reception |
|                  | <b>Second Floor 1,578 sf:</b><br>Built out with 4 offices and 2 large open work areas                     |
| Parking:         | 3:1000 sf   |
| Rent:            | \$11.50 psf   |
| Operating Costs: | \$7.59 psf + utilities, in-suite janitorial and 5% admin fee  |



Free onsite parking



Abundance of neighbourhood amenities



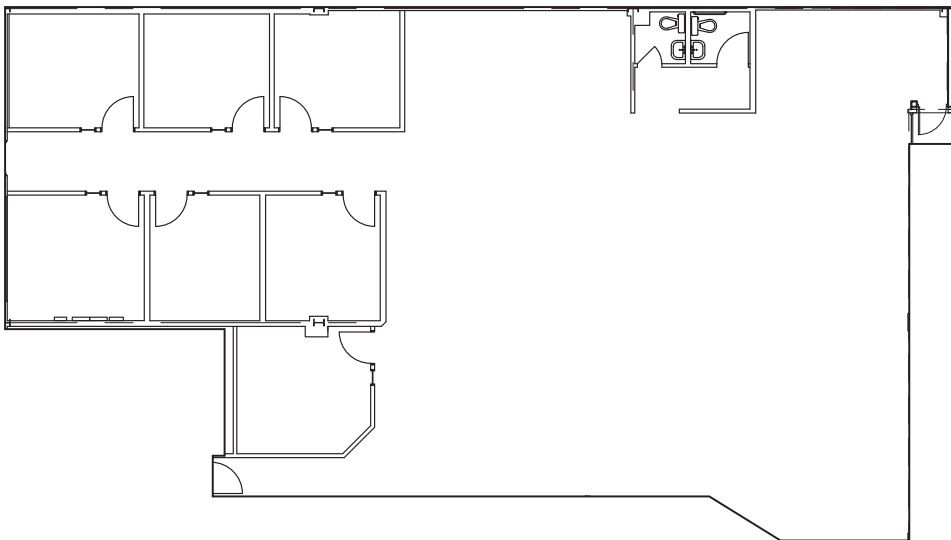
Easily accessed via multiple roadways



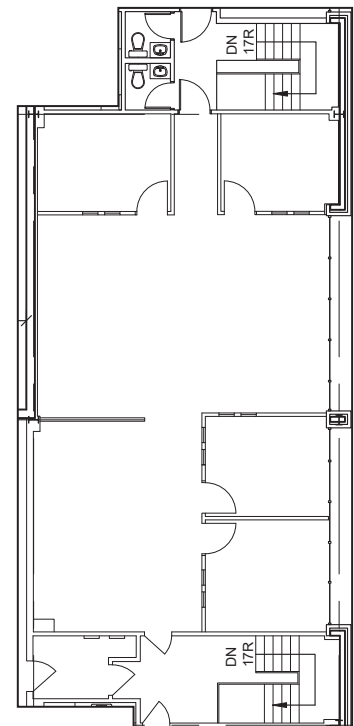
Rare opportunity to acquire well priced office space with turnkey option



Main floor | 3,706 sf



Second Floor: 1,578 sf



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**AVISON  
YOUNG**