

FILM ALBERTA BUILDING

5305 ALLARD WAY,
EDMONTON, ALBERTA



**CUSHMAN &
WAKEFIELD**

Edmonton

FOR LEASE



PROPERTY HIGHLIGHTS

OFFICE SPACE:

Main Floor - 4,600 SF
Lower Floor - 4,600 SF

- Net Rent: \$16.00 per SF
- Operating Costs: \$11.00 per SF (plus in-suit janitorial)

STUDIO/WAREHOUSE SPACE:

- 15,000 SF
- Clear span with 36' height
- Net Rent: \$10.00 per SF
- Operating Costs: \$11.00 per SF (plus in-suite janitorial)

Dustin Bateyko

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4,600 - 9,200 SF OFFICE SPACE

15,000 SF STUDIO/WAREHOUSE

PROPERTY FACTS & FEATURES

- Close to public transportation
- Recent upgrades to lobby
- Large electrical service
- Extensive built out in office area
- Free parking

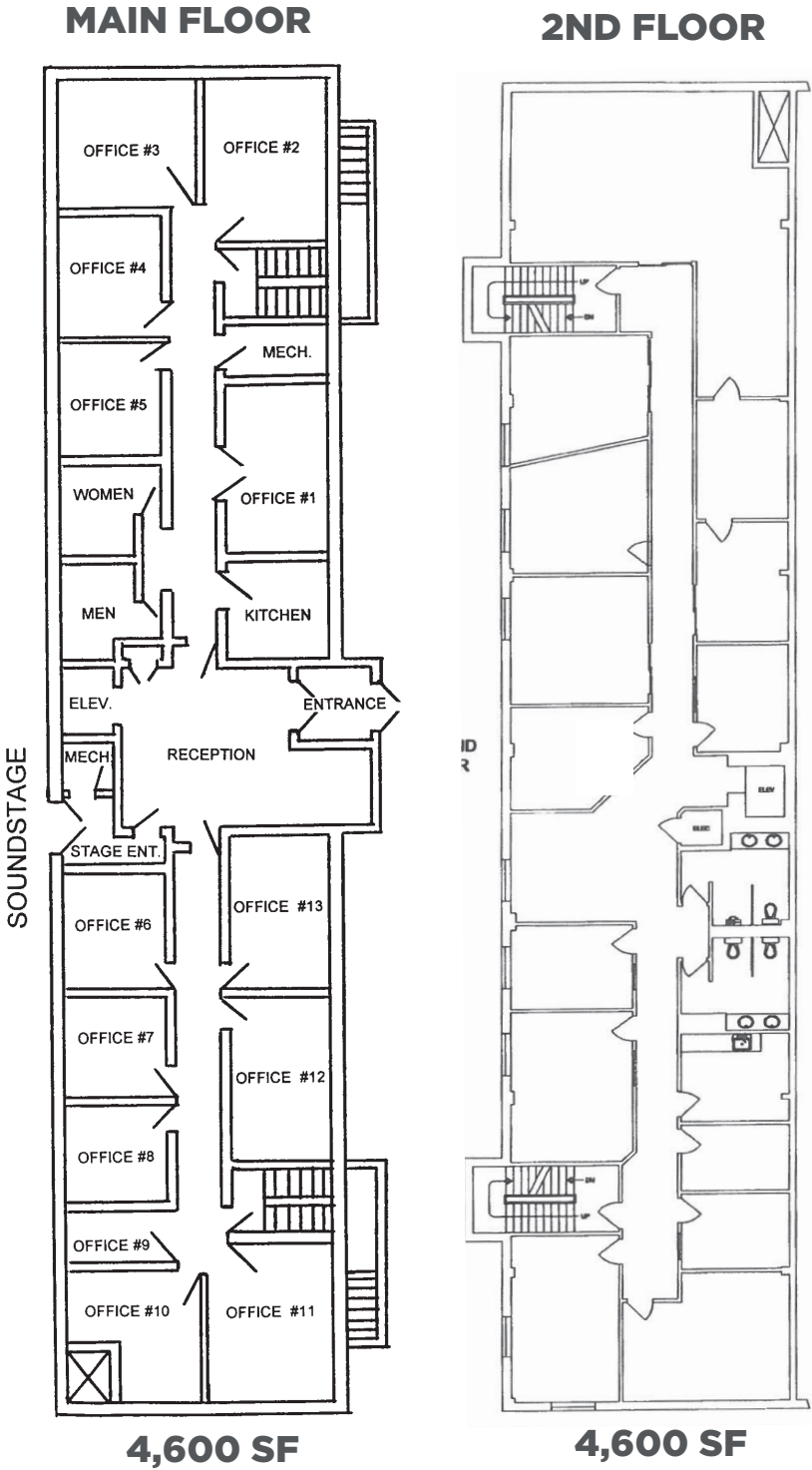
CUSHMAN & WAKEFIELD
Edmonton

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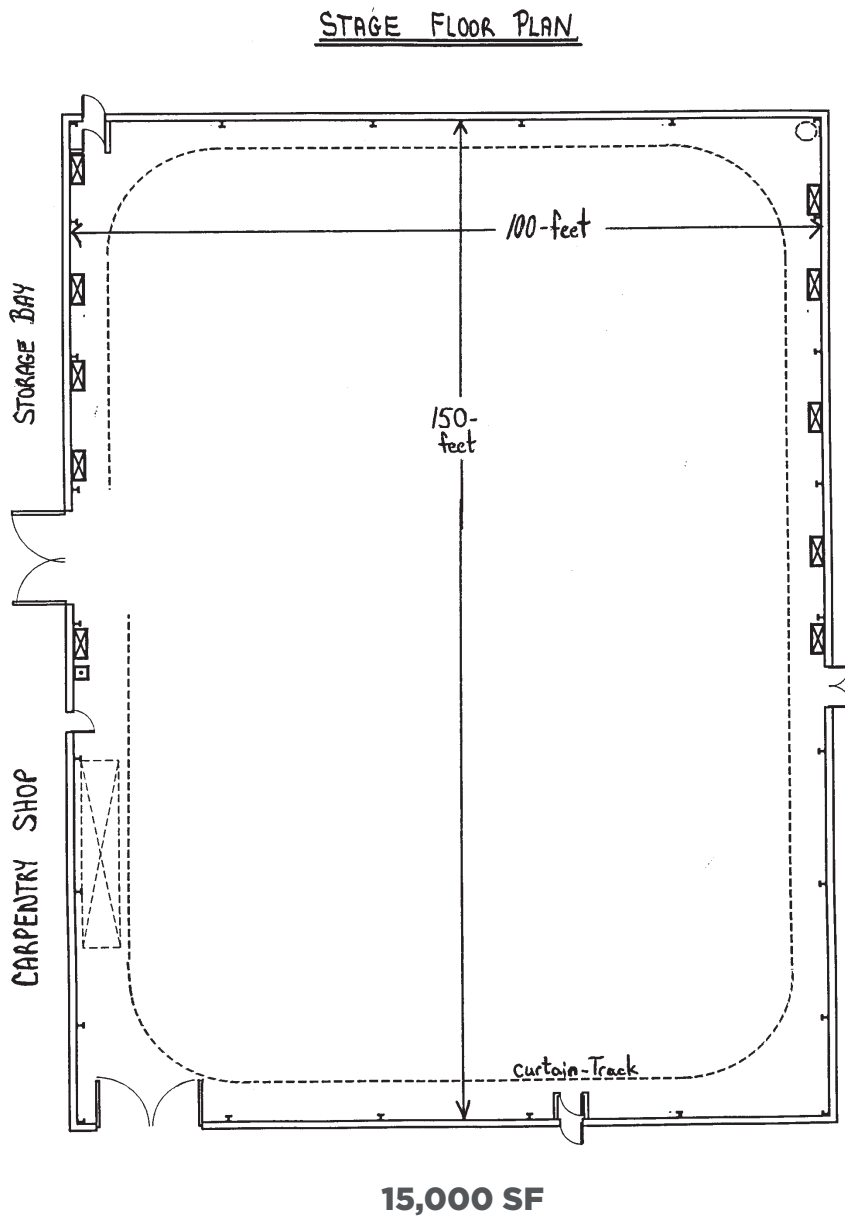
OFFICE FLOOR PLAN
MAIN & SECOND

OFFICE SPACE PHOTOS



STAGE FLOOR PLAN

STUDIO/WAREHOUSE PHOTOS





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