



10,216 SF - 47,067 SF
RETAIL/OFFICE FOR LEASE

BASE BUILDING FINISHES

- Great mix of residential and business in the area
- Easy access to the West end and Yellowhead Trail
- Incredible signage opportunities
- Great on site parking and drive through opportunities
- Traffic Flow: 142 Street - 16,400 VPD
111 Avenue - 31,700 VPD
- 50,000 people within 3 miles

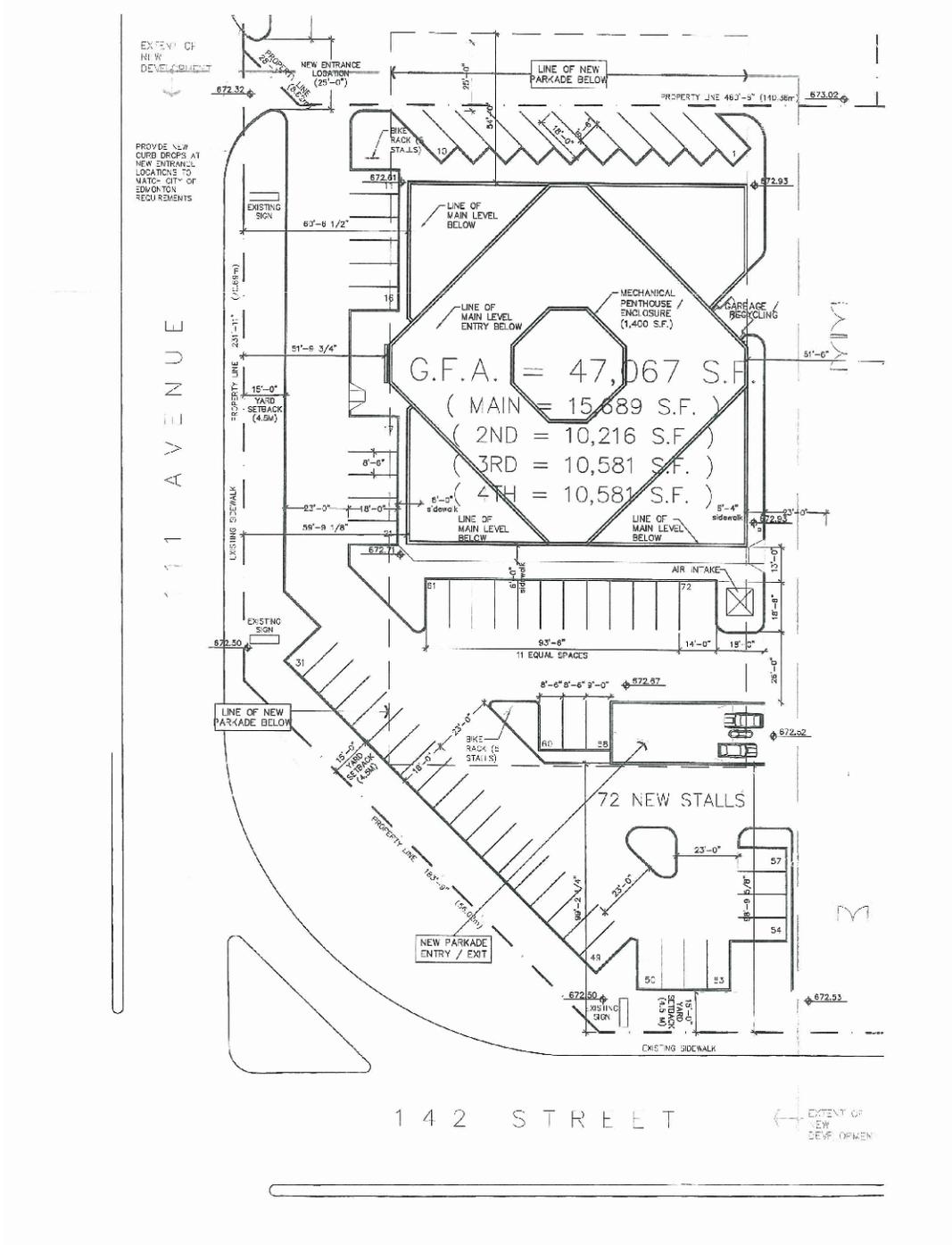
Dustin Bateyko
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CUSHMAN & WAKEFIELD
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MAIN FLOOR PLAN

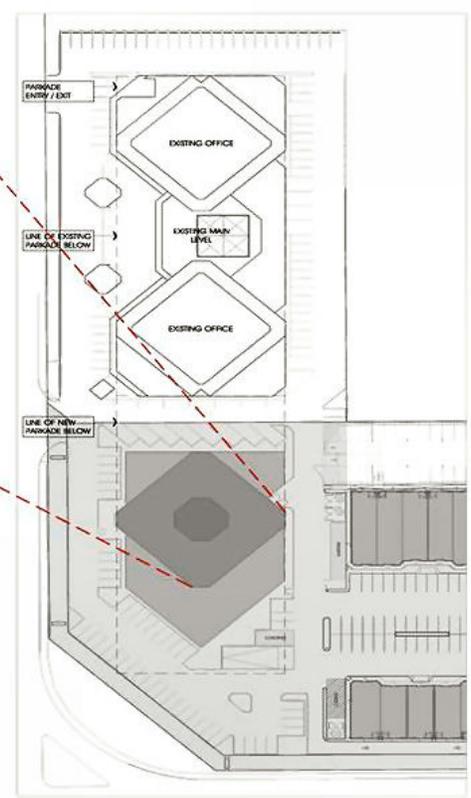
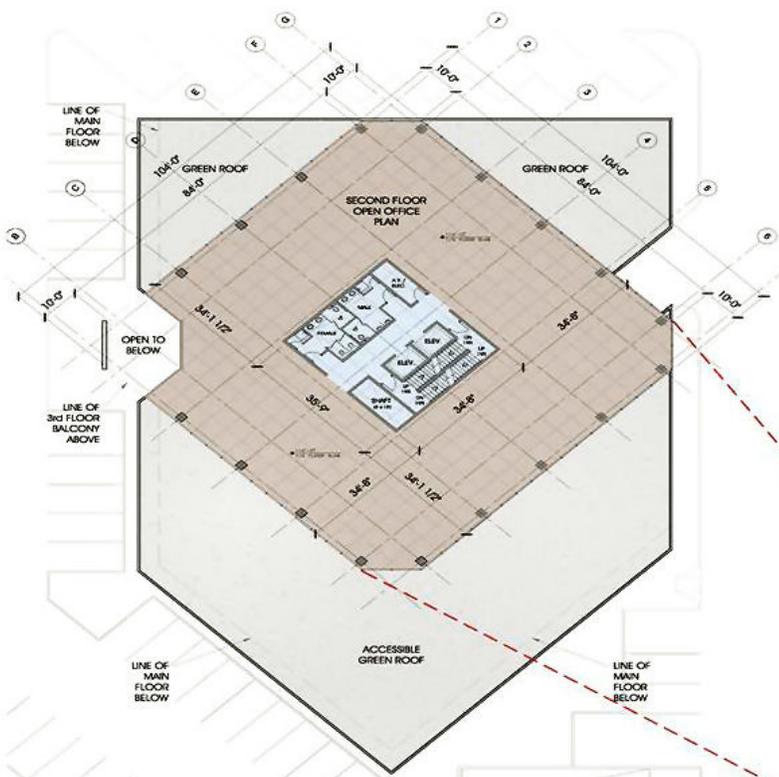
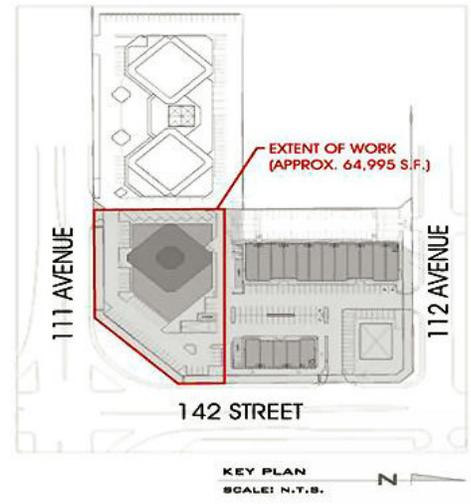
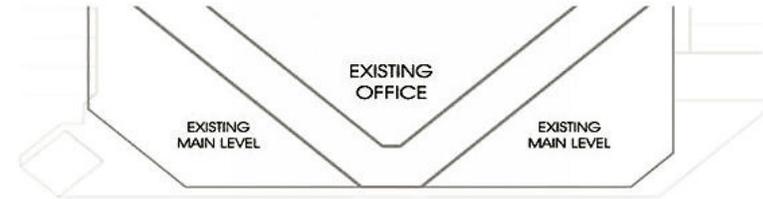


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SECOND FLOOR



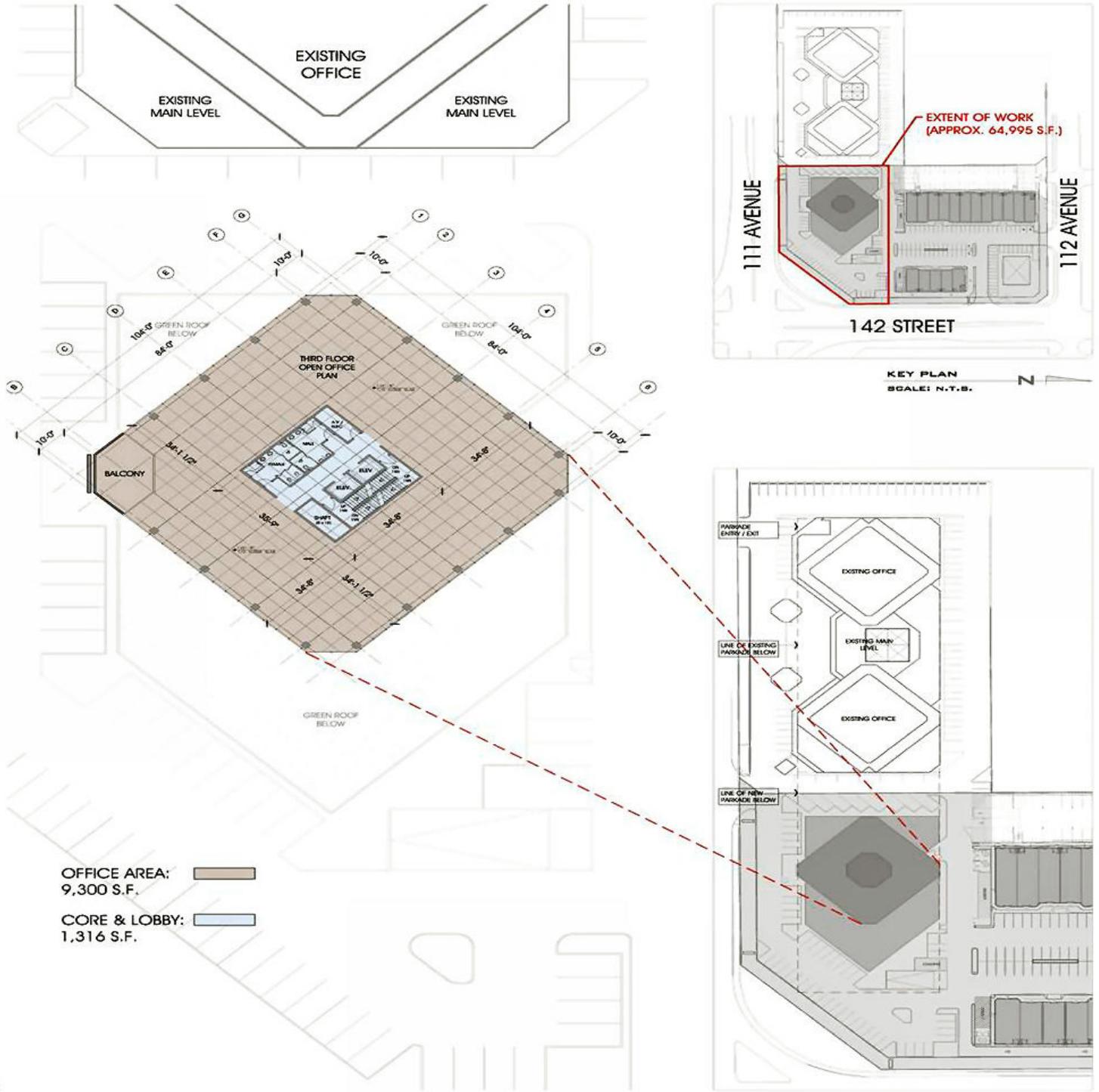
OFFICE AREA: 8,935 S.F.
CORE & LOBBY: 1,316 S.F.

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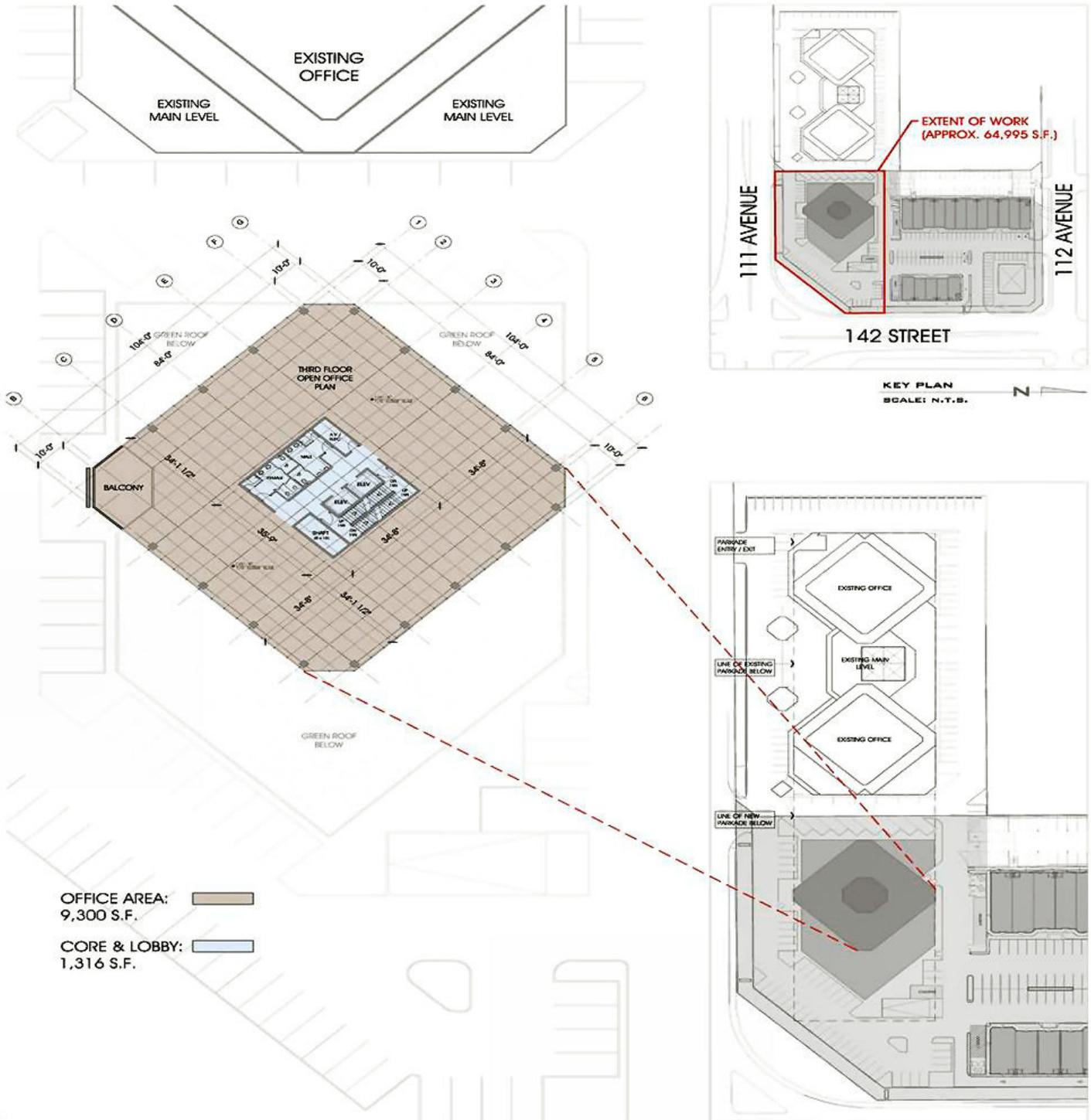
THIRD FLOOR



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FOURTH FLOOR



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SITE PLAN

CITY MAP



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