

# FOR LEASE



## 17515 - 108 AVENUE, EDMONTON, AB



**BUILDING SIGNAGE AVAILABLE**

**EXCELLENT WESTEND OPPORTUNITY - 2,290 SF MAIN FLOOR**

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# PROPERTY HIGHLIGHTS

- Well located in the west end of Edmonton close to 170th & 178th Streets, 107th Avenue, 111 Avenue, Yellowhead Trail and Anthony Henday Drive
- Nicely appointed and high-end office space for up to 16 staff with 9 workstations and 7 private offices
- Main floor access
- Ample parking with 4 stalls included at no cost and 4 additional stalls at \$35.00 per stall per month
- Building signage negotiable
- Access to gym in building for an additional monthly charge
- Fully furnished





## FLOOR PLAN



## PROPERTY DETAILS

**Municipal Address:** 17515 - 108 Avenue, Edmonton, AB T5S1G2

**Legal Description:** Plan 7721110 Blk 7 Lot 2

**Zoning:** Business Employment (BE)

**Neighbourhood:** McNamara Industrial

**Main Floor:** 2,290 SF

**Availability:** Immediate

**Lease Term:** 5-10 years

**Base Rent:** \$17.00 PSF

**Operating Costs:** \$10.75 PSF plus in-suite janitorial

**Fixturing:** Negotiable

**TI Allowance:** Negotiable

**Parking:** 4 stalls included at no cost with 4 additional stalls at \$35.00 per stall per month

**Building Signage:** Negotiable

# AERIAL VIEW



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