

FOR LEASE

HAASBROS BUILDING

11510 168 STREET NW, EDMONTON AB

CUSHMAN & WAKEFIELD
Edmonton



11,984 SF - Fully Developed

- 5 stalls per 1,000 sf parking ratio
- Prime westend location, across the road from the Norwester Park
- Fully developed into offices, open bull pen, large rooms, two bistros, private washrooms, storage, and large boardroom
- Private outdoor area with picnic tables and potential for bbq
- Fibre Optics and 1,000 amp service to the building
- Grade loading with storage (ability to expand warehouse)



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

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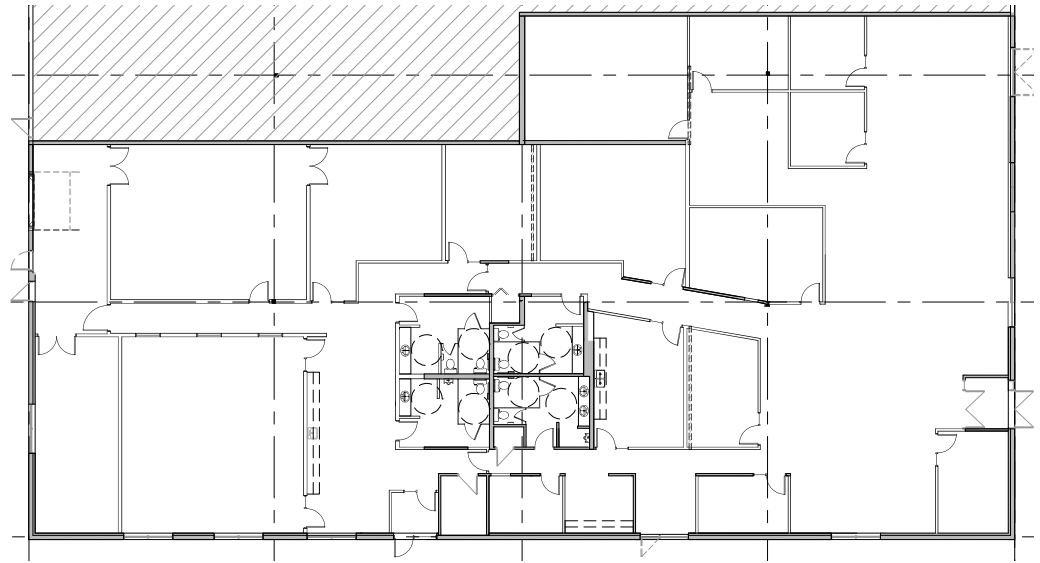
PROPERTY FEATURES



DETAILS

MUNICIPAL ADDRESS:	11510 168 Street NW
ZONING:	IM (Allows for Office & Labs Uses)
NEIGHBOURHOOD:	Norwester
AVAILABLE AREA:	11,948 SF
ASKING BASE RENT:	\$15.00 PSF
ADDITIONAL RENT:	\$8.00 PSF plus GST (Includes Utilities)
PARKING:	Min. 5 stalls per 1,000 SF
CEILING HEIGHT:	14' & 17'

FLOOR PLAN



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