

FOR SUBLEASE

GASLAND CENTRE SUBLEASE

**2ND FLOOR, 11450 160 STREET
EDMONTON, AB**

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\$23.00 PER SF GROSS RENT

**MOVE-IN READY OFFICE SUBLEASE
OPPORTUNITY AT GASLAND CENTRE**

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

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GASLAND CENTRE

11450 160 STREET, EDMONTON, AB

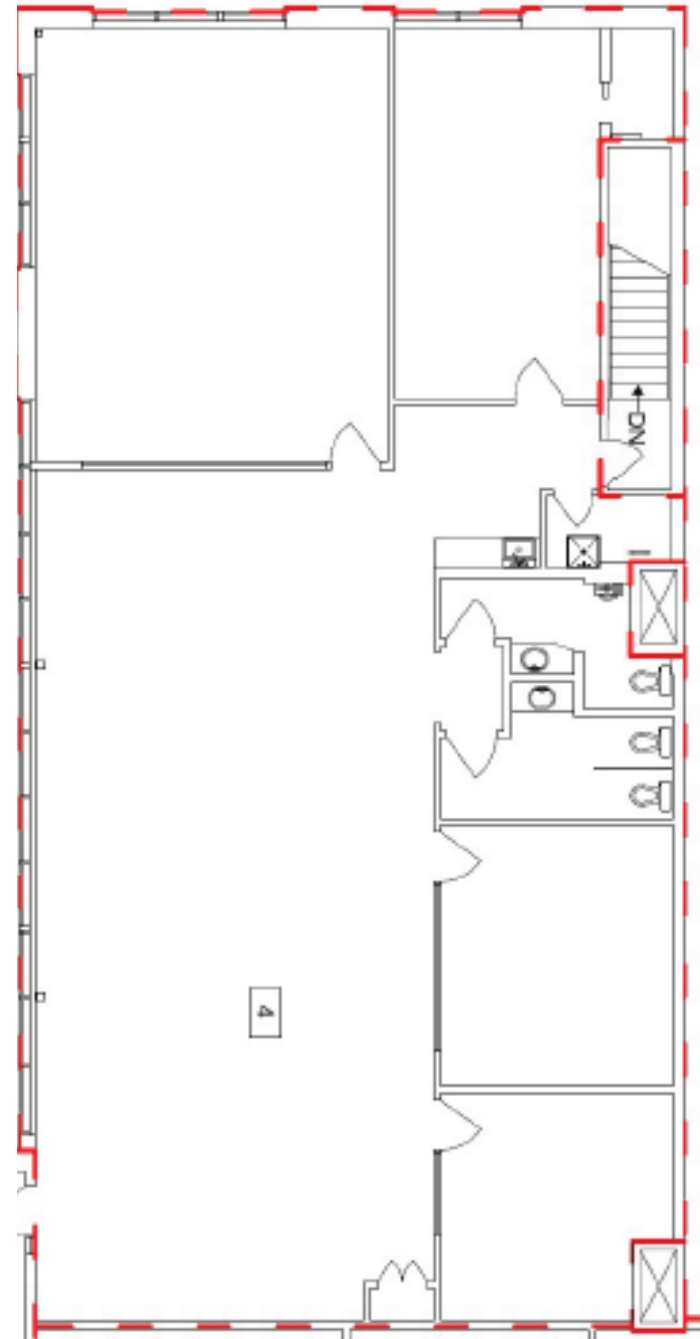
Property Highlights

- Professionally developed second-floor office space totaling 3,200 SF, featuring a functional layout suitable for a variety of office users.
- Move-in ready premises with select desks, chairs, and office furniture included.
- Ample surface parking available on a first-come, first-served basis for staff and visitors.
- Pylon signage opportunities available along 160 Street.
- Strategically located within Gasland Centre, offering convenient access to major transportation routes including Yellowhead Trail, 170 Street, and Stony Plain Road.
- Sublease expiry - July 31, 2030

Property Details

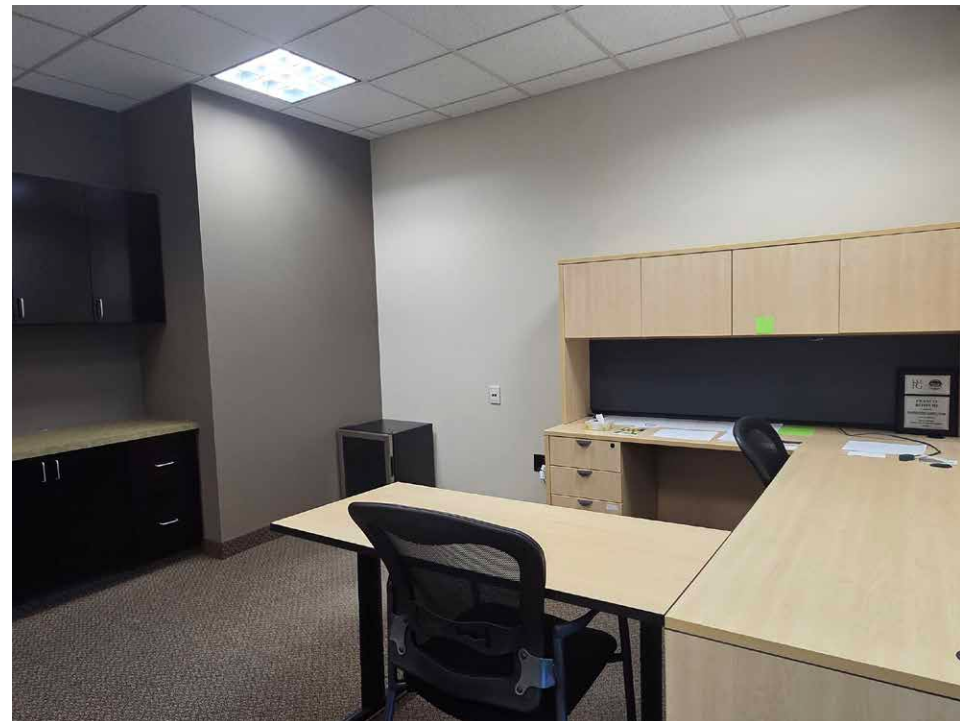
Municipal Address	2nd floor, 11450 160 Street NW, Edmonton, AB
Zoning	Business Employment (BE)
Parking	Free Surface
Availability	Immediately
Lease Rate	\$23.00 per SF Gross
Floor #	2nd

Floor Plan

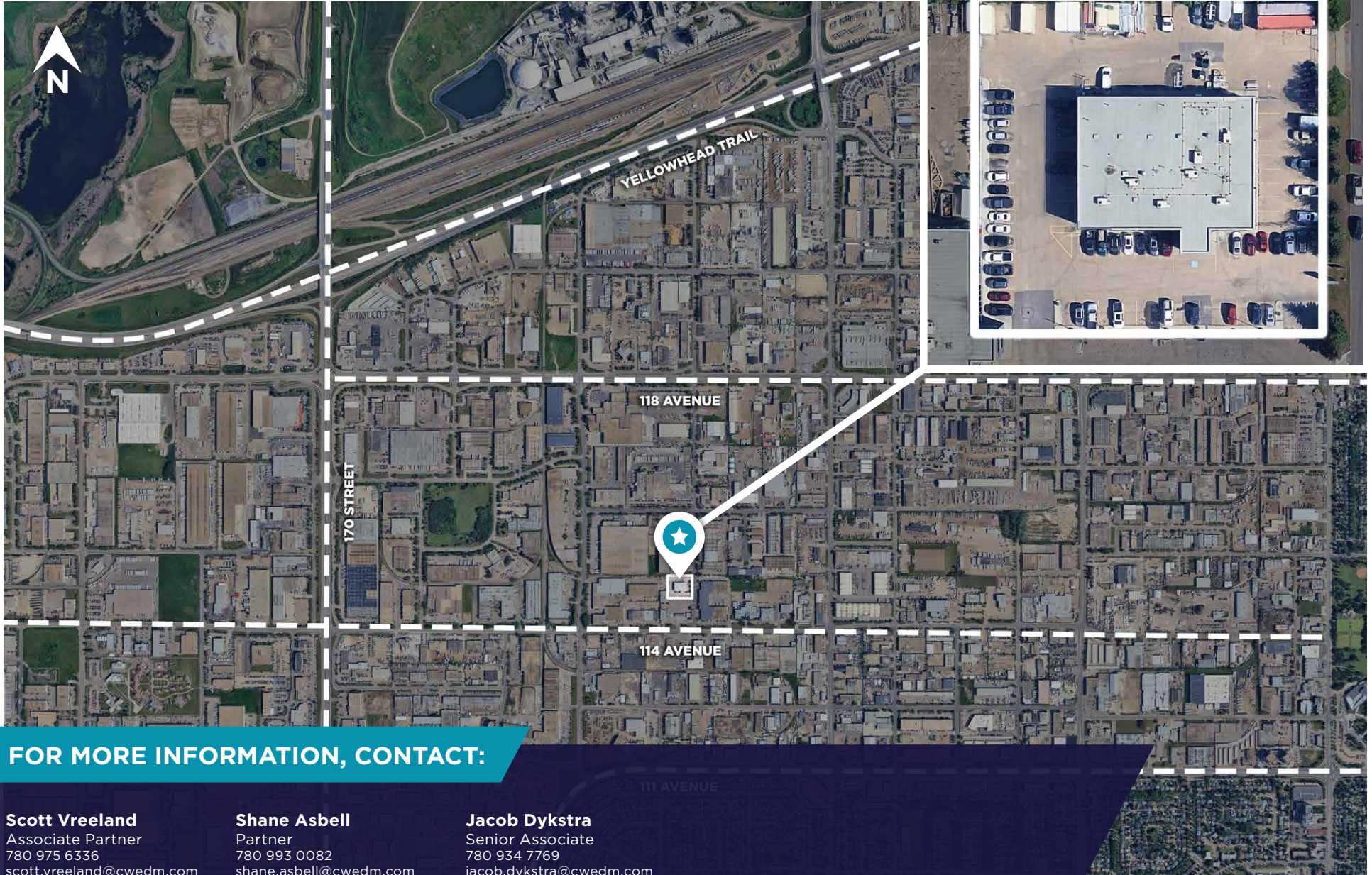


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AERIAL VIEW



FOR MORE INFORMATION, CONTACT:

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