

**FOR LEASE**

WINFIELD INDUSTRIAL

**NAI**Commercial

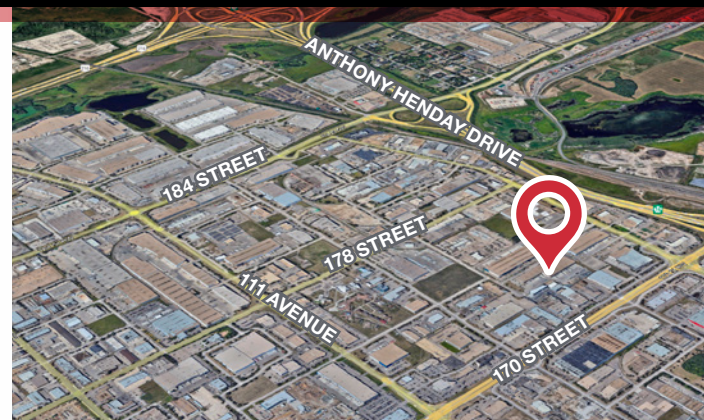
**LANDLORD WILL PROVIDE  
TI ALLOWANCE**



**17304 - 116 AVENUE | EDMONTON, AB | SECOND FLOOR OFFICE**

**PROPERTY HIGHLIGHTS**

- 3,652 sq.ft.± second floor office
- Plenty of on-site parking
- Quick access to 170 Street, Yellowhead Trail, and Anthony Henday



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NAIEDMONTON.COM



**ADDITIONAL INFORMATION**

SIZE AVAILABLE	3,652 sq.ft.± second floor
LEGAL DESCRIPTION	Plan: 0125146; Block: 1; Lot: 24B
ZONING	IM
AVAILABLE	Immediately
HEATING	RTU in office and overhead unit in warehouse
LIGHTING	T5H0
PARKING	Parking onsite
LEASE RATE	\$8.00/sq.ft./annum
OPERATING COSTS	\$6.52/sq.ft./annum (\$2.73 operating costs + \$3.79 tax) plus management fee (2025 estimate) includes common area maintenance, property taxes, building insurance, management fees and water



**2ND FLOOR**

