



West End Office Spaces

10440 - 176 STREET | 10460 - 176 STREET | 17611 - 105 AVENUE

FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

DANIEL A. AMERO
Senior Associate
780 436 7415
damero@naiedmonton.com

KEVIN MOCKFORD
Senior Associate
587 635 2484
kmockford@naiedmonton.com

GORDIE LOUGH
Associate
587 635 5610
glough@naiedmonton.com

NAICommercial

Property Highlights

- Strategically located in West Edmonton
- Fully developed office spaces available, ranging from 1,196 - 2,392 sq.ft.±
- Move in ready with updated flooring for new tenants
- Double row surface parking
- Well maintained and managed 2-storey property
- With easy access to Stony Plain Road, Anthony Henday Drive and Yellowhead Highway

Additional Information

LEGAL DESCRIPTION Lot: 1A, Block: 6, Plan: 8922420

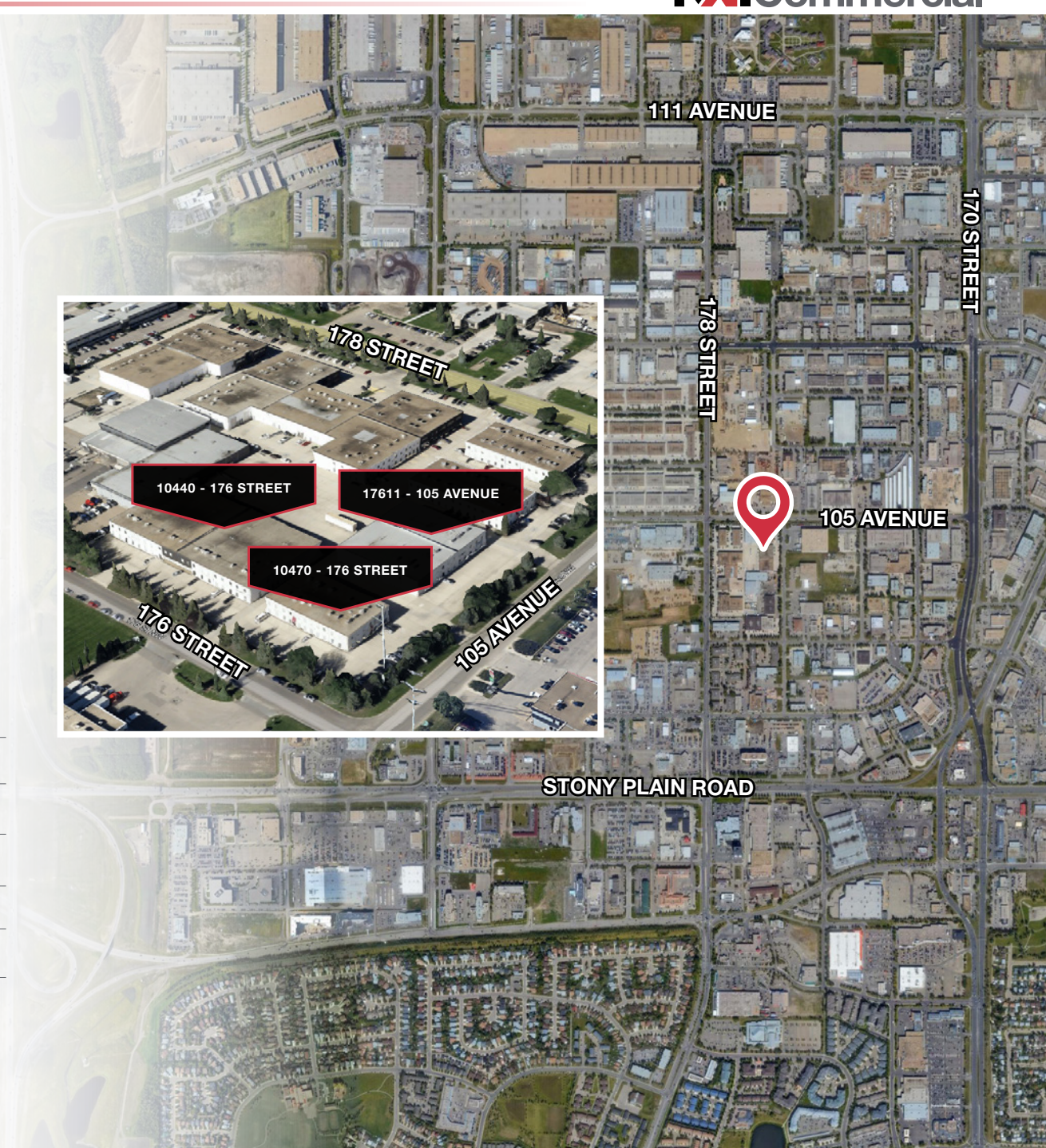
ZONING BE (Business Employment)

CEILING HEIGHT 8 ft.

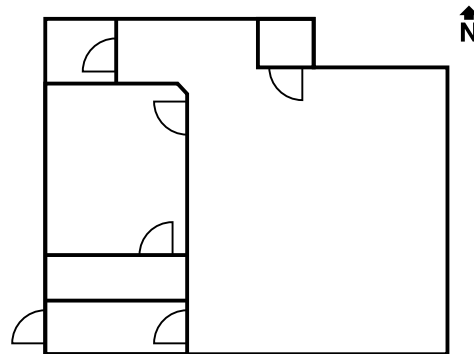
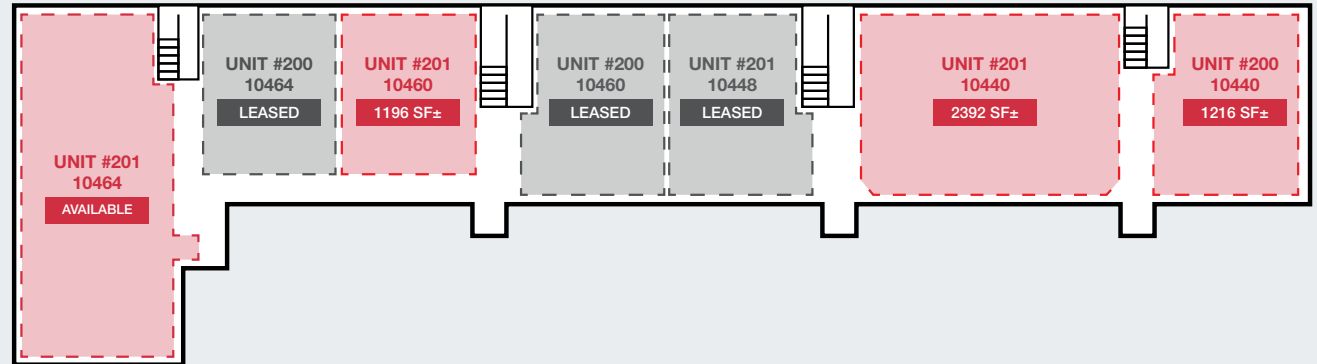
HEATING Furnace

AVAILABLE 30 days notice

LEASE TERM 3-5 years



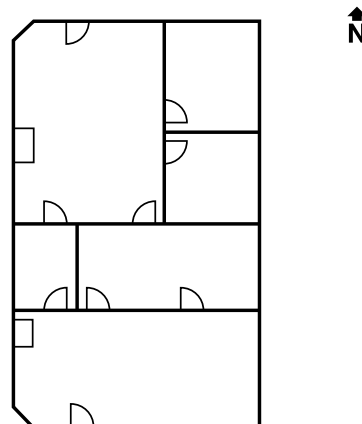
10440 - 176 STREET



UNIT 200, 10440-176 Street: 1,216 sq.ft.±

- Fully developed office space with (1) office, kitchen, bathroom and large open reception area
- **\$14.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

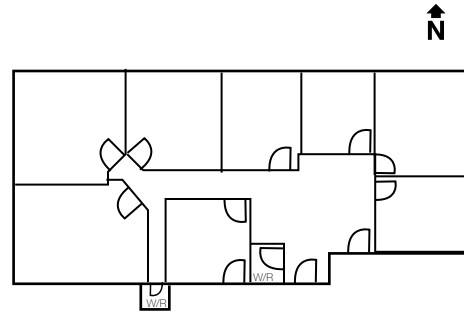
AVAILABLE WITHIN 30 DAYS NOTICE



UNIT 201, 10440 - 176 Street: 2,392 sq.ft.±

- Fully developed office space with (3) offices, boardroom, 2 kitchenettes, and 2 large open reception areas
- **\$14.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

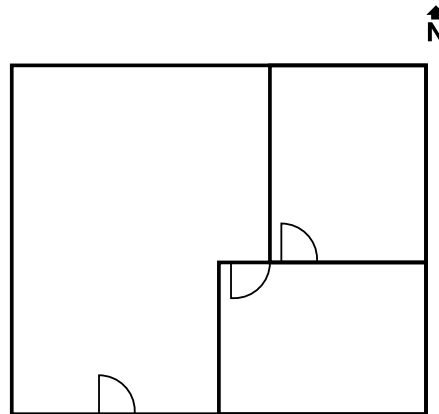
AVAILABLE WITHIN 30 DAYS NOTICE



UNIT 201, 10464 - 176 Street: 2,240 sq.ft.±

- Fully developed office space with (7) offices, boardroom, kitchenette, 2 washrooms and reception area.
- **\$14.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

AVAILABLE WITHIN 30 DAYS NOTICE

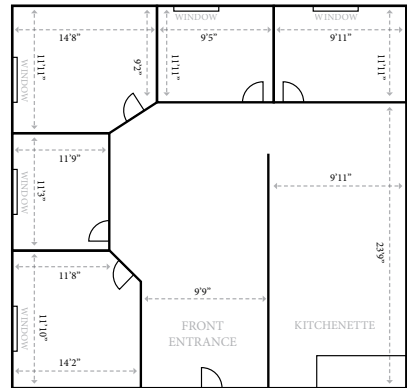
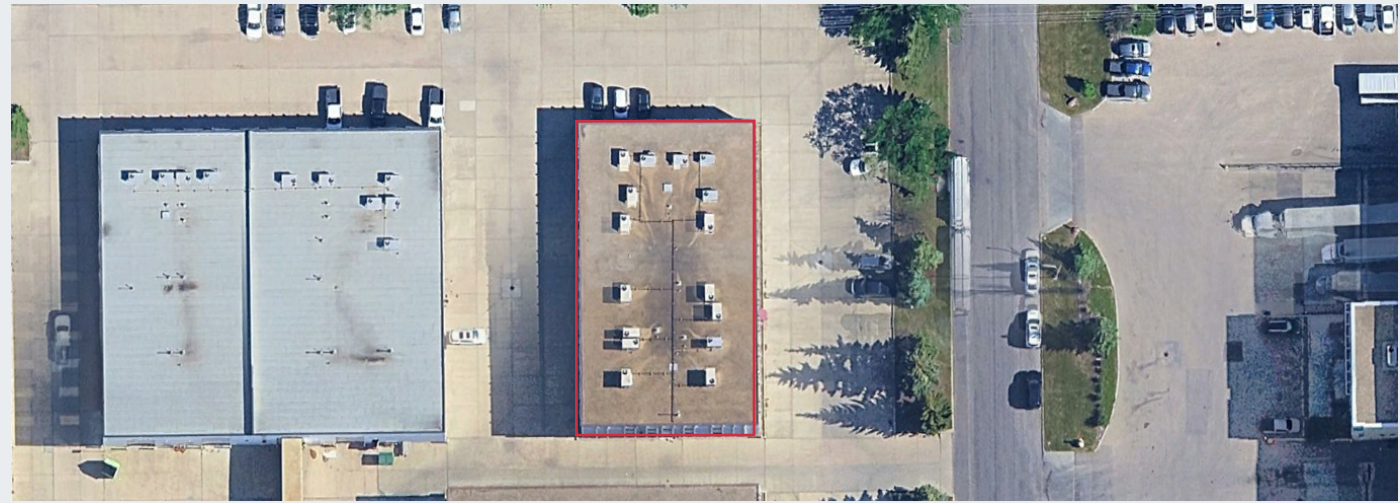


UNIT 201, 10460 - 176 Street: 1,196 sq.ft.±

- Fully developed office space with (2) offices, kitchen and large open reception area
- **\$14.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

AVAILABLE WITHIN 30 DAYS NOTICE

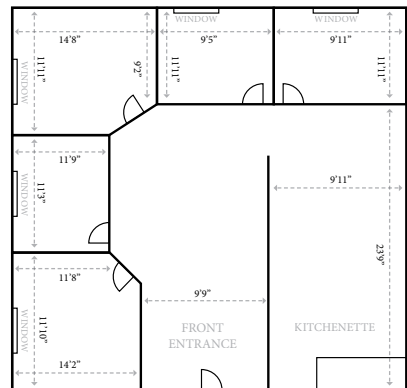
10470 - 176 STREET



UNIT 101, 10470 - 176 Street: 1,489 sq.ft.±

- Main floor
- Move in ready with updated flooring for new tenant
- **\$18.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

AVAILABLE WITHIN 30 DAYS NOTICE



UNIT 201, 10470 - 176 Street: 1,402 sq.ft.±

- Fully developed office space with (4) offices, boardroom, filing room, kitchen and large open reception area
- Move in ready with updated flooring for new tenant
- **\$16.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

AVAILABLE WITHIN 30 DAYS NOTICE

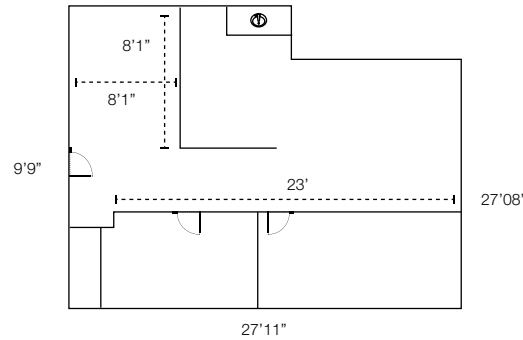
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE



UNIT 202-205, 10470 - 176 Street: 4,867 sq.ft.±

- Fully developed office space with 16 offices, 1 large boardroom, reception area, open work area, kitchenette, server room, 2 storage rooms, 1 private washroom with shower & 2 common area washrooms
- **\$16.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

AVAILABLE IMMEDIATELY

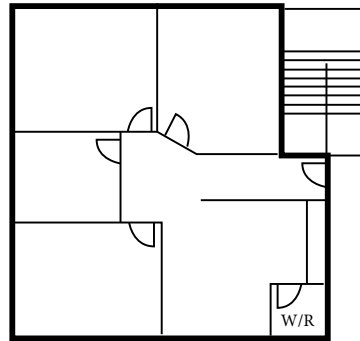


UNIT 207, 10470 - 176 Street: 923 sq.ft.±

- Fully developed office space with (2) offices, reception area, open work area and kitchenette, and (2) public washrooms
- **\$16.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

AVAILABLE WITHIN 30 DAYS NOTICE

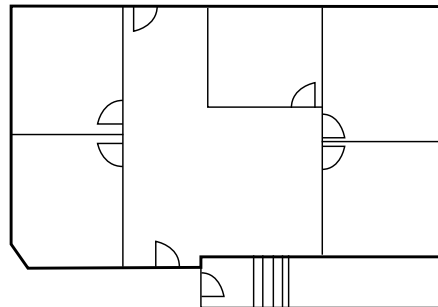
17611 - 104 AVENUE



UNIT 201, 17611 - 105 Avenue: 1,088 sq.ft.±

- Fully developed office space with 4 offices, reception area or open work area, kitchenette, 1 private washroom and 2 common area washrooms
- **\$14.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

AVAILABLE WITHIN 30 DAYS



UNIT 202, 17611 - 105 Avenue: 1,500 sq.ft.±

- Fully developed office space with 5 offices, reception area or open work area, kitchenette, and 2 common area washrooms
- **\$14.00/sq.ft./annum gross** Includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water, power)

AVAILABLE WITHIN 30 DAYS NOTICE

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE