



# Banks on 170

OFFICE | RETAIL | FLEX

11420 - 170 STREET NW, EDMONTON, AB

**FOR LEASE**



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



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**NAI**Commercial





## Property Highlights

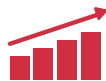
- Prime opportunity to lease high profile showroom or office space directly on 170<sup>th</sup> Street
- Main Floor retail showroom/flex office space (up to 9,500 sq.ft.±)
- Second Level office space (up to 10,000 sq.ft.±)
- Potential demising options starting at 5,500 sq.ft.±
- Exceptional exposure to 170<sup>th</sup> Street traffic (33,288 vehicles per day) with vast building signage opportunity and visibility
- Attractive building design with wrap around windows and skylights creating well lit opportunities on both floors
- Elevator and stairwell access to second floor. Extensive stairwell improvements underway
- Convenient and ample parking on-site with energized stalls
- Excellent access and close proximity to public transit, major roadways, food and retail services, and other amenities



33,288 VPD  
170 STREET



150,085  
DAYTIME  
POPULATION



3.0%  
ANNUAL GROWTH  
2023 - 2033



97,663  
EMPLOYEES  
  
6,018  
BUSINESSES



\$2.4B  
TOTAL CONSUMER  
SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS





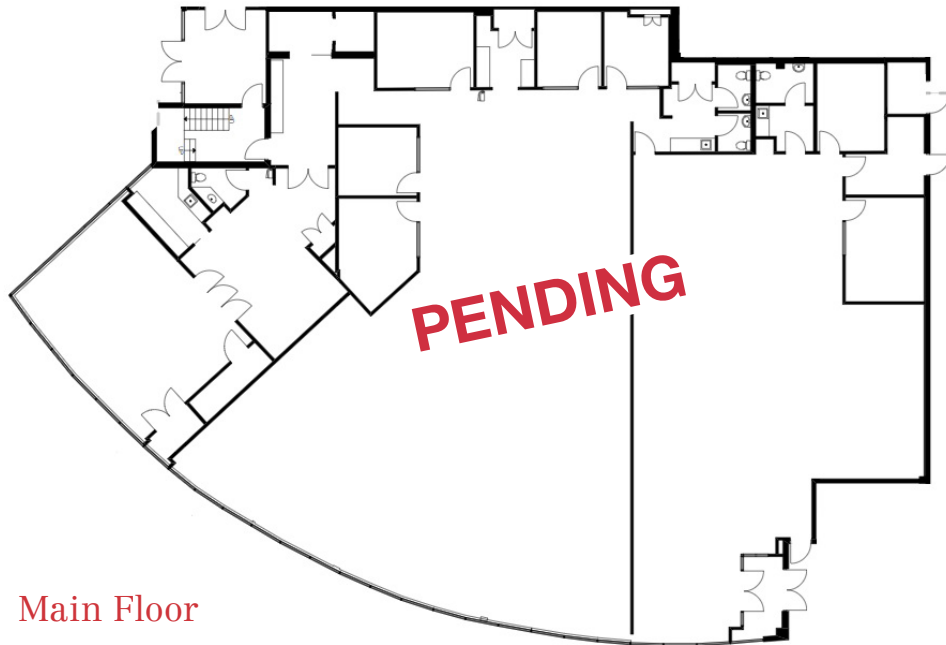
## Additional Information

SIZE	Main Floor Retail Shrm/Flex Office: 5,500 SF <b>PENDING</b> 9,500 SF± Second Level Office: 5,500 SF± up to 10,000 SF± Total: 19,500 SF±
ZONING	BE (Business Employment) *Formerly IB*
LEASE TERM	Negotiable
AVAILABLE	Immediately
PARKING	Multi-row energized surface parking

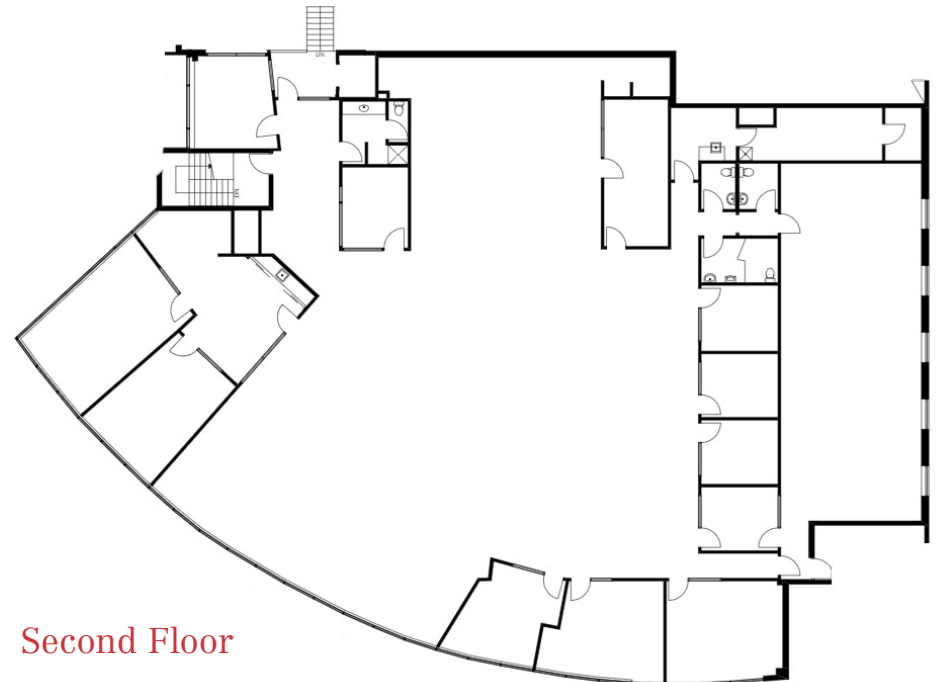
NET LEASE RATE	Main Floor: \$14 <b>PENDING</b> /sq.ft./annum Second Level: \$12/sq.ft./annum
OPERATING COSTS	\$5.06/sq. ft./annum (2024 estimate) Includes Tenant's proportionate share of property taxes, building insurance, common area maintenance and property management

**ALSO AVAILABLE** 27,000 SF± Industrial/Showroom

7544-A-2



Main Floor



Second Floor



