

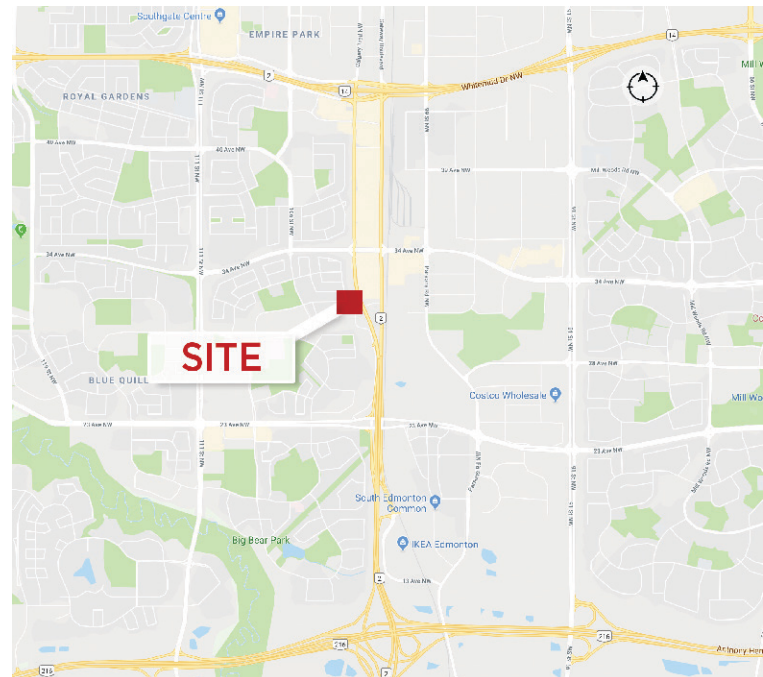
78% LEASED



7,313 SF Office Space For Lease

Property Highlights

- 7,313 SF available on the 2nd floor
- Traffic flow over 38,000 vehicles per day
- Trade area of over 300,000 people
- Easy access to Anthony Henday Drive & Whitemud Drive
- Just 3 minutes to South Edmonton Common, 12 minutes to Downtown Edmonton, and 15 minutes to the Edmonton International Airport
- Incredible amenities close by including 60 restaurants and 4,000,000 SF of shopping centre
- Available now!



Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Dustin Bateyko
Partner
780 702 4257
dustin.bateyko@cwedm.com

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

Property Details

Available Area:	7,313 SF - 2 nd Floor
Cam & Taxes:	\$14.05 per SF, excluding in-suite janitorial
Rates:	\$18.00 per SF net with a negotiable allowance
Zoning:	DC2 - allowing a wide range of office and retail uses



Marquee signage opportunity



Unique high profile building with excellent exposure

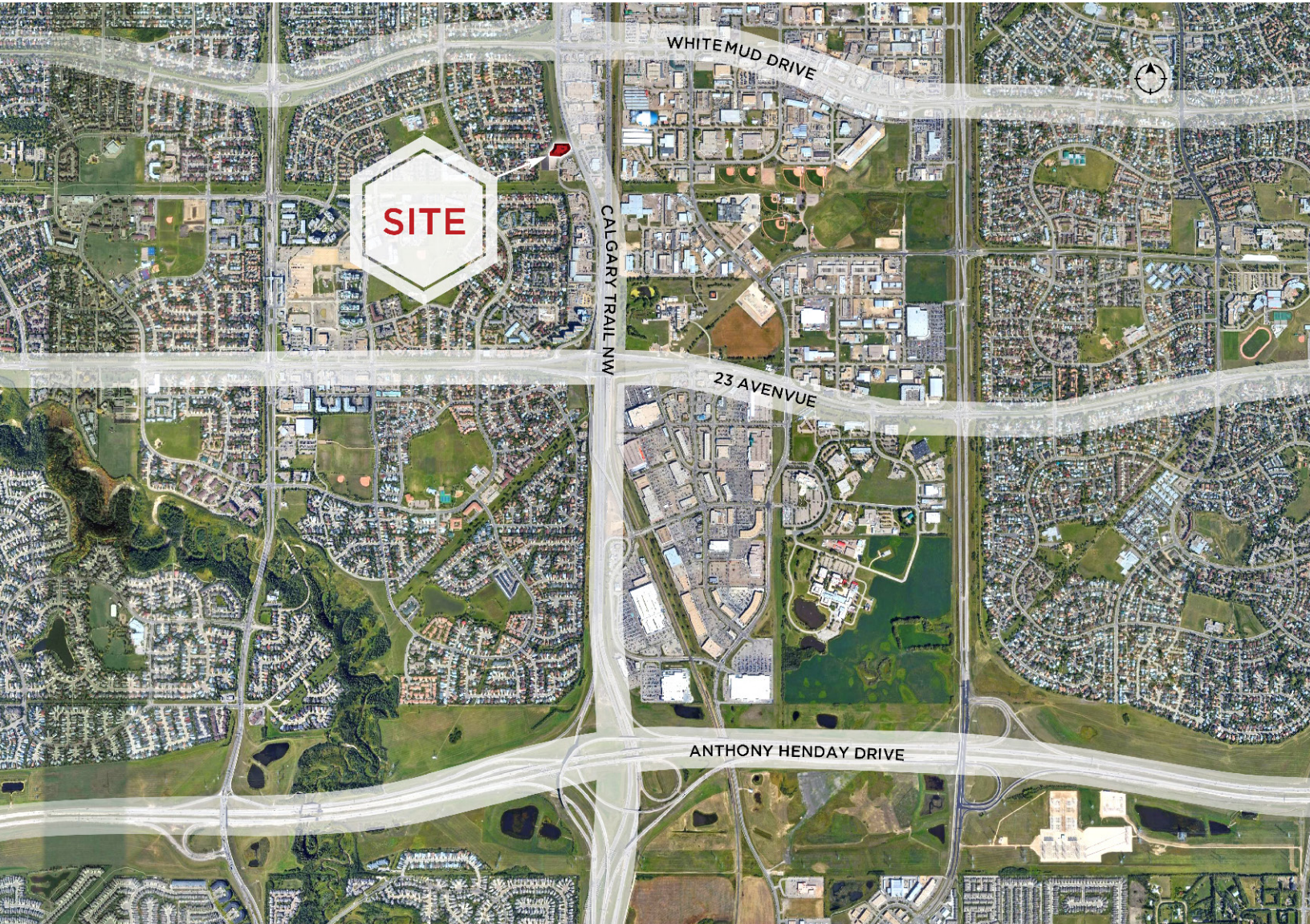


Major building upgrades including: new roof, HVAC systems, windows, elevator, common area upgrade, new washrooms and exterior facade



Ample surface parking

Aerial



Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Dustin Bateyko
Partner
780 702 4257
dustin.bateyko@cwedm.com

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

Property Photos

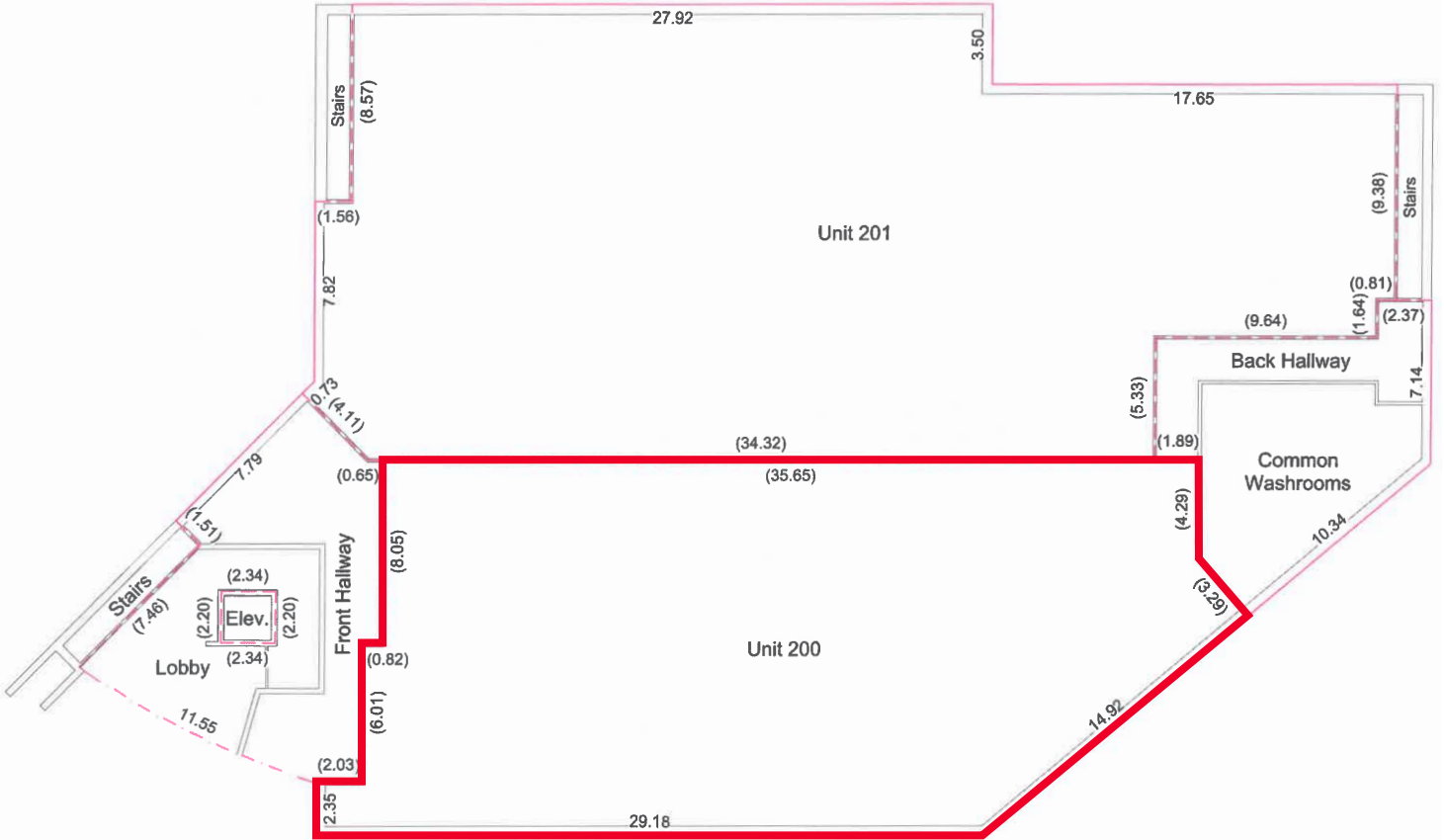


Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Dustin Bateyko
Partner
780 702 4257
dustin.bateyko@cwedm.com

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

2nd Floor Plan



Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Dustin Bateyko
Partner
780 702 4257
dustin.bateyko@cwedm.com

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