

**REDUCED LEASE RATE**

**FOR LEASE**

# **GASLAND CENTRE**

11450 160 Street NW,  
Edmonton, AB

**COST EFFECTIVE**

**FULLY FURNISHED**

**BUILT OUT SECOND FLOOR OFFICE SPACE FOR LEASE**

## **PROPERTY HIGHLIGHTS**

- Large Board Room / Training Room
- Three (3) Offices
- Dedicated Washrooms / Kitchenette
- Large Open Bull pen
- Fully Furnished
- Excellent access to 114 Avenue, 170 Street and Yellowhead Trail

**Nick Mytopher**

Associate  
587 597 5475  
nick.mytopher@cwedm.com

**Will Harvie**

Associate Partner  
780 902 4278  
will.harvie@cwedm.com

**Kurt Paull, SIOR**

Associate Partner  
780 702 4258  
kurt.paull@cwedm.com

**CUSHMAN & WAKEFIELD  
Edmonton**

Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)



# PROPERTY DETAILS

Municipal Address:	11450 160 Street NW, Edmonton, AB
Available Area:	2nd Floor - 3,200 SF
Zoning:	IB - Industrial Business
Reduced Net Rate:	\$12.50 per SF
Operating Costs:	\$5.90 plus utilities
Parking:	Surface - scramble
Possession:	Immediate

## AERIAL

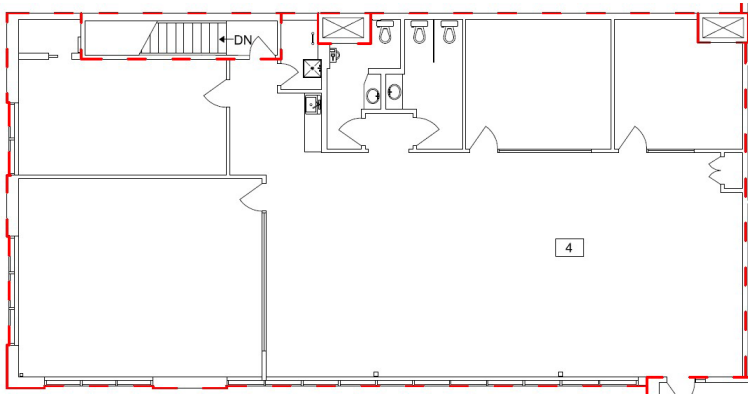




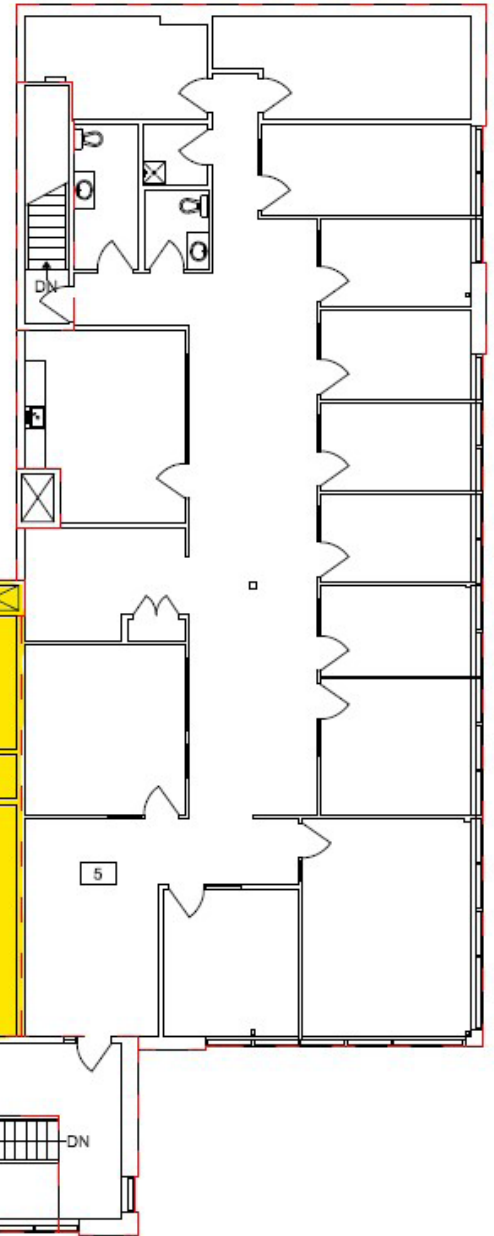
# INTERIOR PHOTOS



# FLOOR PLANS



Plan 1



Plan 2



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