



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

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Will Harvie

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**CUSHMAN & WAKEFIELD
Edmonton**

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

www.cwedm.com

Property Details

Municipal Address:	11450 160 Street NW, Edmonton, AB
Available Area:	2nd Floor - 3,200 SF
Zoning:	IB - Industrial Business
Net Rate:	\$15.00 per SF
Operating Costs:	\$7.50 plus utilities
Parking:	Surface - scramble
Possession:	Immediate

Property Photo



Aerial



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Highlights



FULLY FURNISHED -
MOVE IN READY

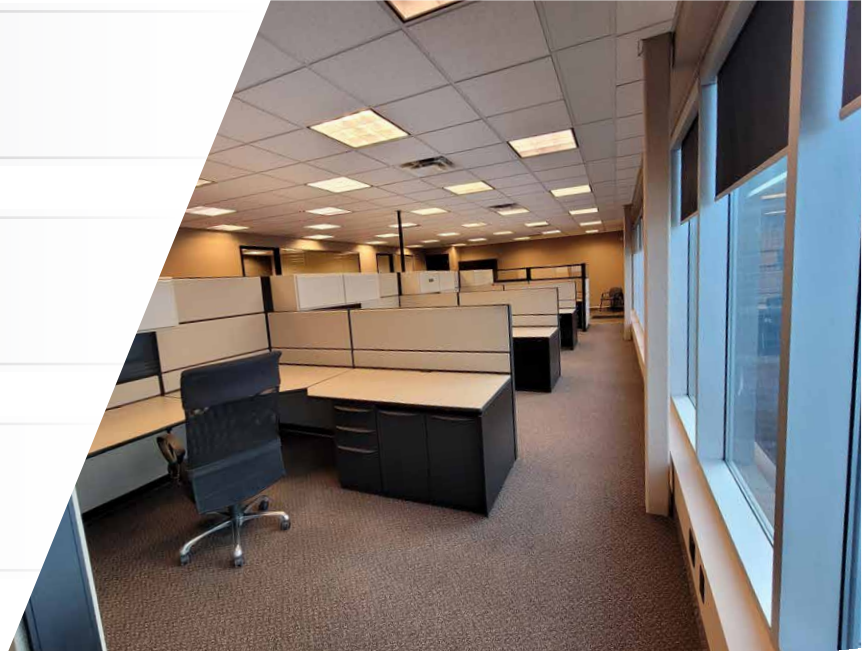


AMPLE FREE PARKING



EXCELLENT ACCESS TO
YELLOWHEAD TRAIL
AND 170 STREET

Property Photos



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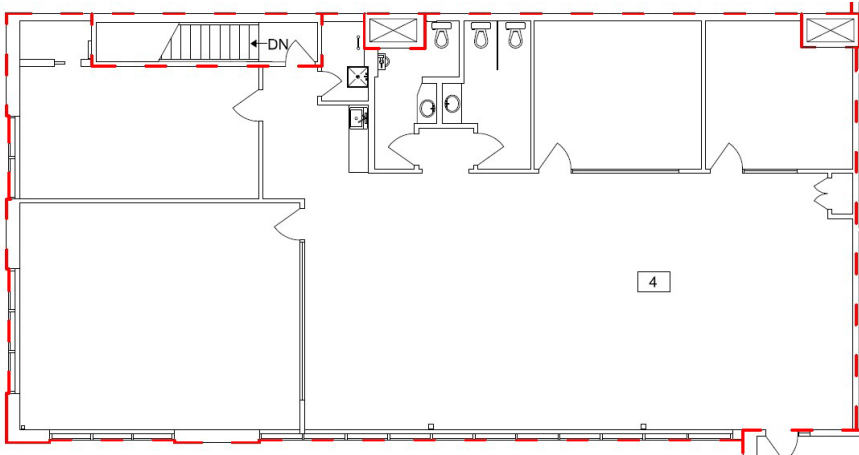
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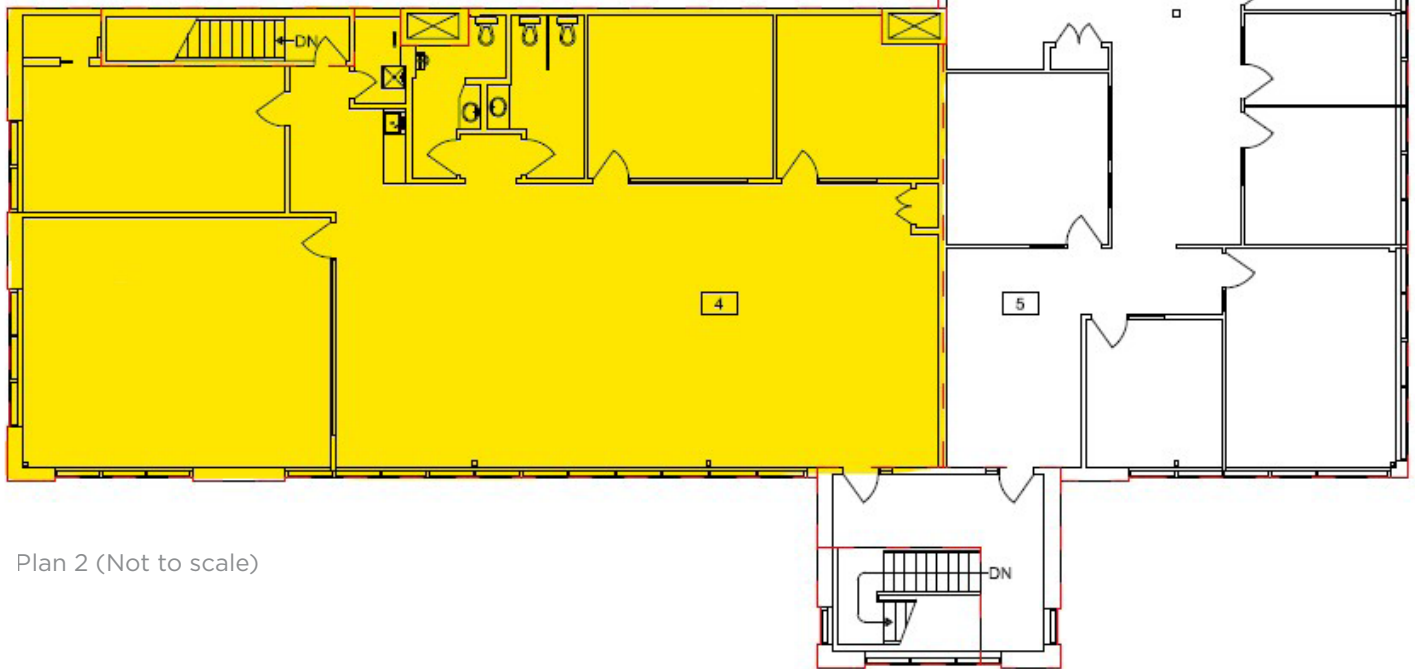
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Floor Plans



Plan 1 (Not to scale)



Plan 2 (Not to scale)

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