



AFFORDABLE RENTAL RATES

FURNITURE AVAILABLE

Move in Ready Main Floor Office Space

Property Highlights

- Excellent location provides convenient access to 170th Street, Mayfield Road, Stony Plain Road and Yellowhead Trail
- High quality professional office built out with a reception area, 4 offices, boardroom, open work area, kitchen, interior washroom and storage room
- Perfect space for a not-for-profit or professional office user looking to take advantage of a more attractive office lease rate
- Building is professionally managed by Epic Investment Services



Jacob Dykstra

Associate

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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: 17329 105 Avenue, Edmonton, AB

Zoning: IB - Business Industrial

Parking Area: Free surface parking available

Size: 1,848 SF

Net Rate: Market

Operating Costs: \$7.34 per SF plus utilities and janitorial

Sublease Expiry: August 31, 2026

Aerial



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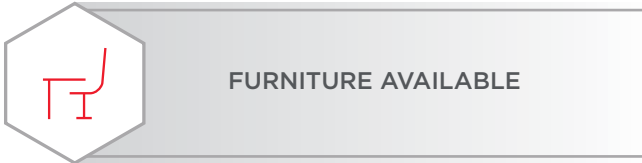
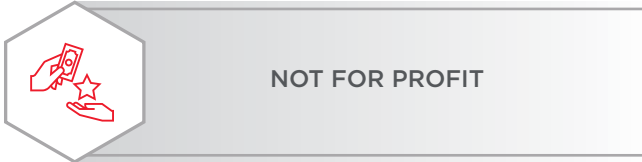
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Ideal Uses and Highlights



Floor Plan



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Property Photos



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