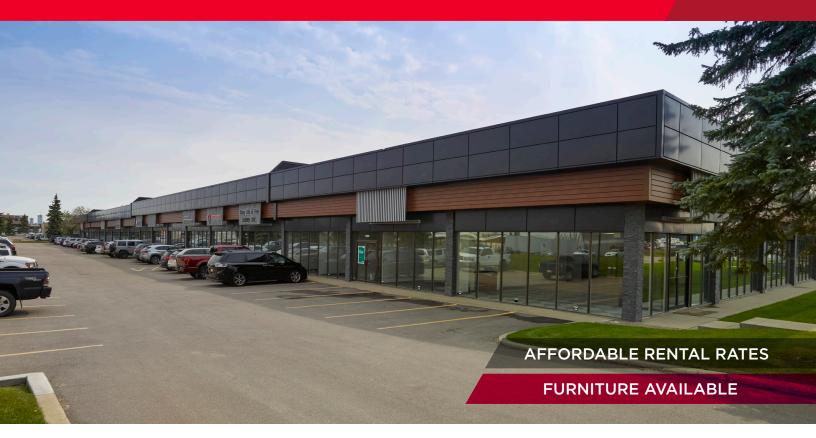


Imperial Square Office Sublease

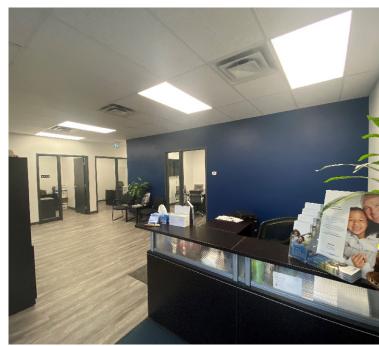
17329 105 Avenue, Edmonton, AB



Move in Ready Main Floor Office Space

Property Highlights

- Excellent location provides convenient access to 170th Street, Mayfield Road, Stony Plain Road and Yellowhead
- 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 my Epic Investment Services



Jacob Dykstra

Associate 780 702 5825 Shane Asbell

Partner 780 917 8346 **Scott Vreeland** Associate Partner

780 702 9477 jacob.dykstra@cwedm.com shane.asbell@cwedm.com scott.vreeland@cwedm.com **CUSHMAN & WAKEFIELD Edmonton** Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com



Imperial Square Office Sublease

17329 105 Avenue, Edmonton, AB

Property Details

Municipal Address: 17329 105 Avenue, Edmonton, AB

Zoning: IB - Business Industrial

Parking Area: Free surface parking available

Size: 1,848 SF

Market Net Rate: **Operating Costs:** \$7.34 per SF plus utilities and janitorial

Sublease Expiry: August 31, 2026

Aerial



Jacob Dykstra

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Ideal Uses and Highlights









Floor Plan



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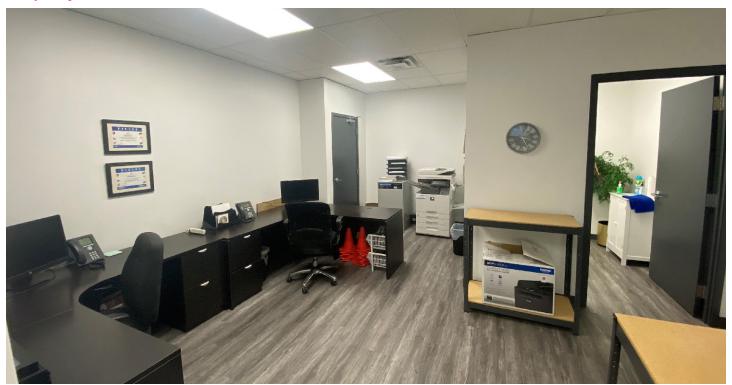
www.cwedm.com



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Property Photos





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