



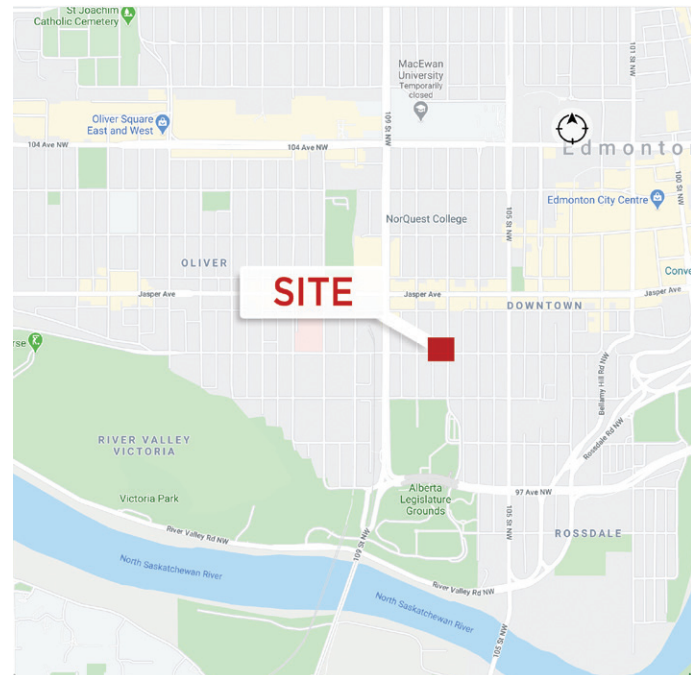
DOWNTOWN GOVERNMENT DISTRICT

Office Space for Lease

Property Highlights

Petwin Tower is located across the street from the Matrix Hotel in Edmonton's Downtown government district on 107th Street.

Floors:	Suite 204 - 541 SF Suite 310 - 1,593 SF Suite 500 - 6,552 SF (various demise options) Suite 1000 - 6,552 SF Suite 1100 - 6,552 SF
Improvements:	Move-in ready office space
Current Rent:	Market
Additional Rent:	\$14.80 per SF (2022)
Parking:	1:1,000
Food & Beverage:	Main Floor Restaurant - BUOK The Tomato Top 100 - Best Eats in Edmonton 2022
Boardroom:	2nd floor facility renovated in 2022
Bikes, Lockers & Patio:	Tenant amenity upgrades scheduled for 2023



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