



High Exposure Retail Bays and Office Space

Property Highlights

- Excellent exposure to 137th Avenue with 28,300 VPD
- Excellent exposure to 97th Street with 46,500 VPD
- Close proximity to the Northgate Transit Centre



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CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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Property Details

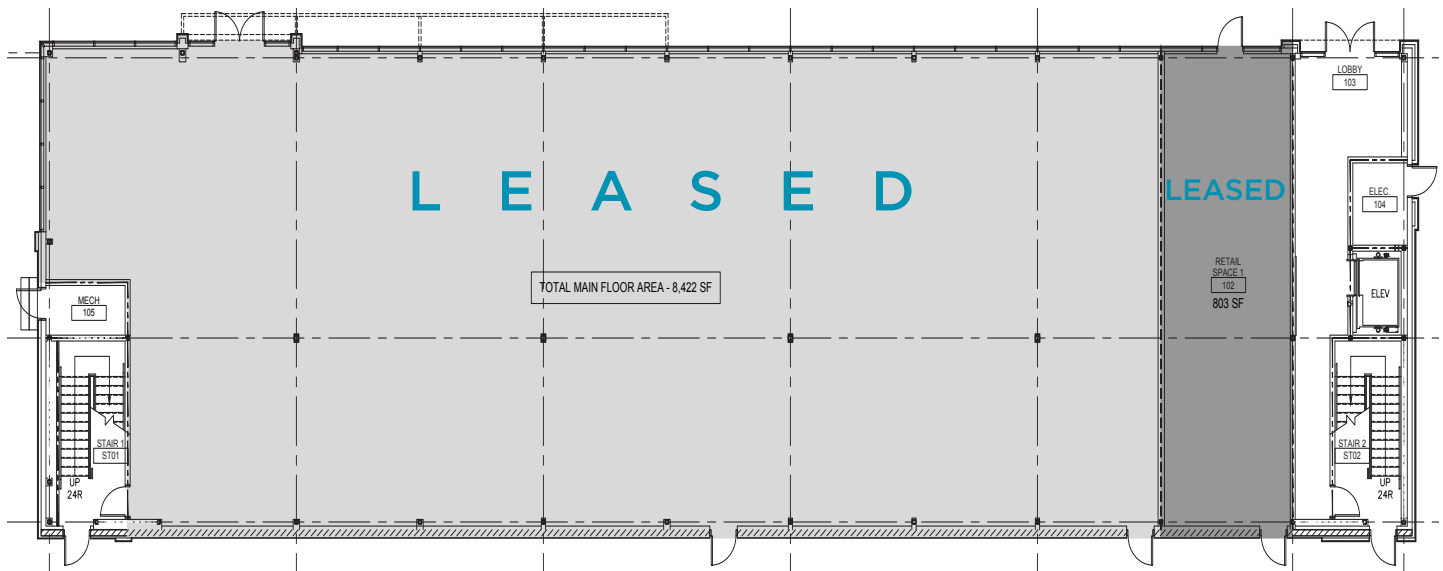
AVAILABILITY:	2,300 SF - 2nd floor office space
BASIC RENT:	Negotiable
ADDITIONAL RENT:	\$10.00 per SF (Est. 2019)
SITE SIZE:	33,058 SF
ZONING:	CSC - Shopping Centre Zone
CORRIDOR:	97 th Street
AVAILABLE:	Immediately
PARKING:	Ample surface parking



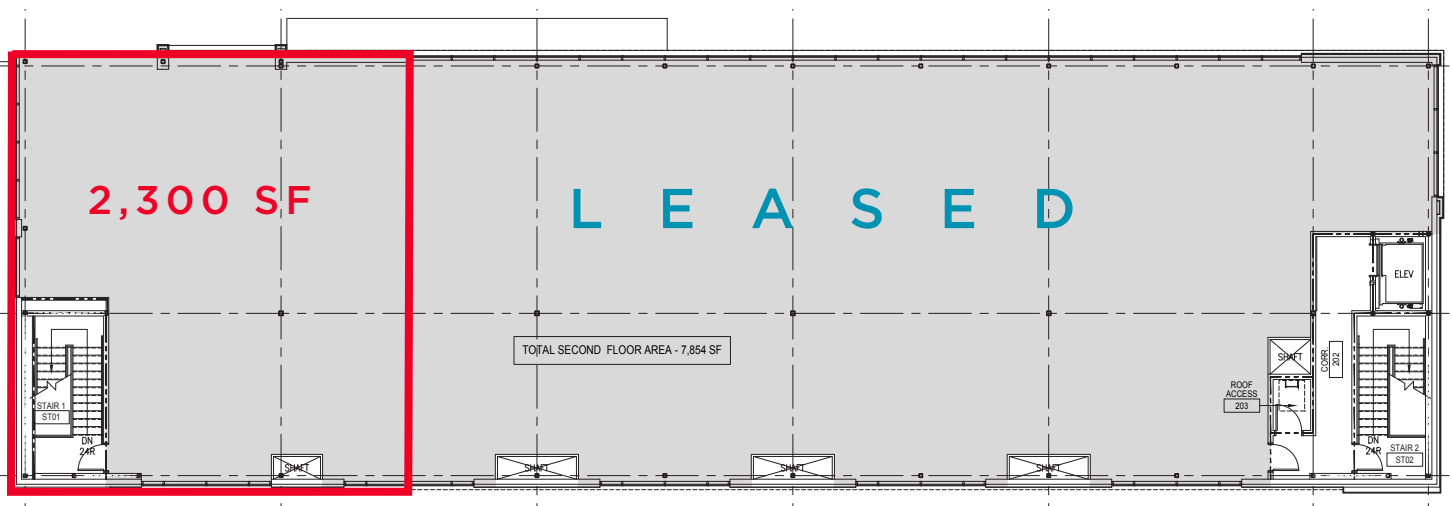
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Main Floor Plan



Second Floor Plan



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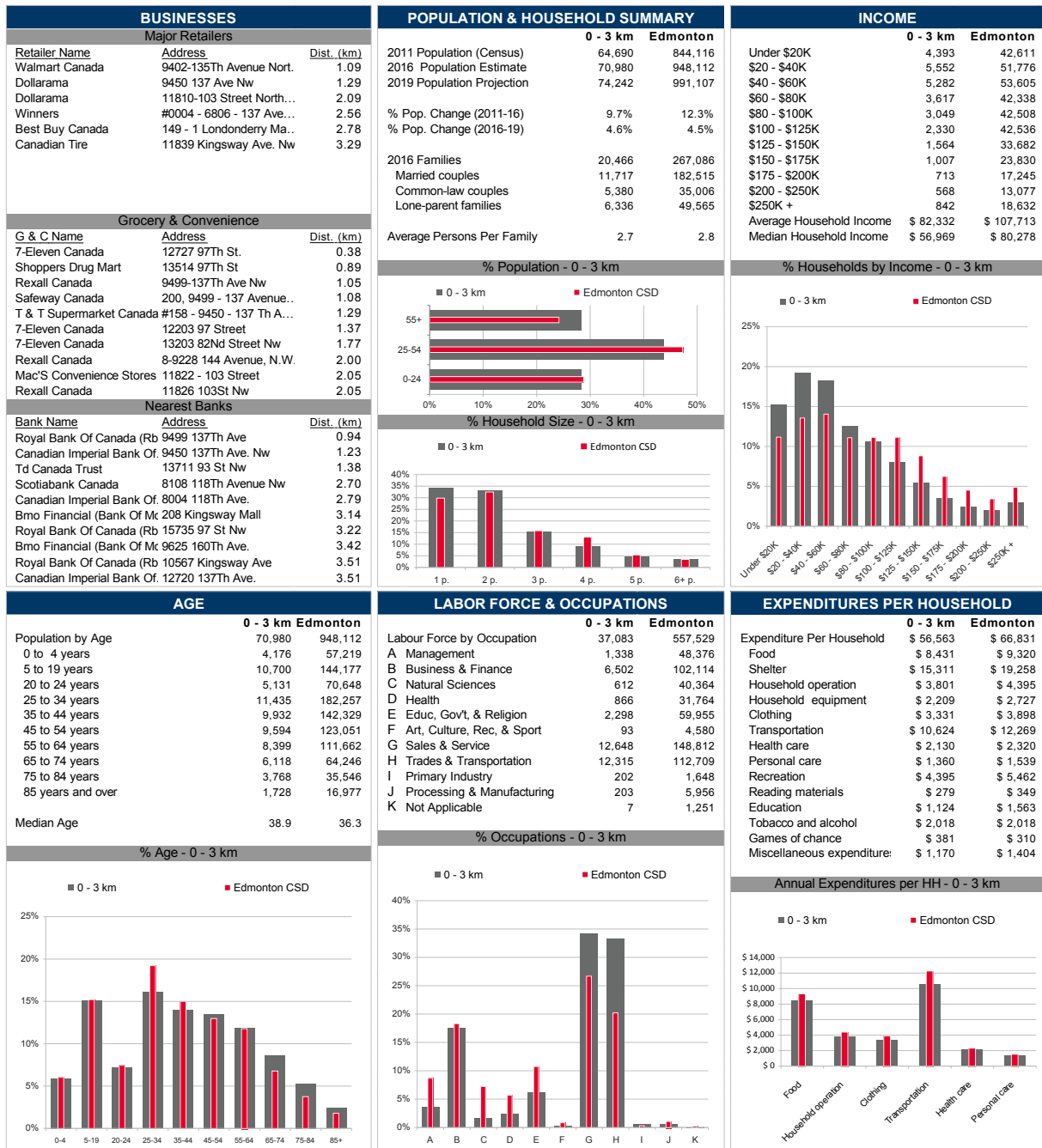


**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

Professional Building on 97th Street
12970 97 Street, Edmonton, AB

DEMOGRAPHICS



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