

VERCON BUILDING

For Lease

Excellent Summerside location
4,700 SF TO 14,500 SF

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VERCON BUILDING

AN OFFICE SPACE TO BUILD YOUR CULTURE AROUND

OPPORTUNITY

- 4,700 to 14,500 SF of high end and well developed office space
- Space includes free access to private 3rd floor outdoor terrace
- Common area amenities include a “speak easy” tenant lounge complete with billiards, meeting room, beer on tap and South facing patio overlooking pond and attractive residential, Summerside neighborhood
- Ample parking
- On-site building management
- Shower Rooms located in the building
- URBN Cowork is located in the building allowing for simple expansion options

LOCATION

The building is located in south Edmonton with major transportation routes minutes away, including Queen Elizabeth II Highway and Anthony Henday Drive.

LIVE

“Summerside is an amenity rich and affordable area for young talent to live and raise a family”

WORK

The kind of space to build and foster a corporate culture. An office in this unique space is sure to draw staff and clients back into the office

PLAY

Need a break from your desk? Take a stroll around the walking path surrounding the pond or walk to one of the many nearby restaurants or retail stores.



[VERCON BUILDING VIDEO](#)

BUILDING FEATURES

Municipal Address 2207 - 90 B Street
Zoning: EIB
Neighbourhood Summerside
Built 2014
Parking Area Ample scramble and surface
Asking Base Rent \$23.00 per SF
Operating Costs \$13.00 per SF + in-suite janitorial
Available Areas 4,700 SF second floor or up to
 14,500 SF on second & third floors
 plus 801 SF of basement storage

Building signage negotiable for 14,500 SF Tenant

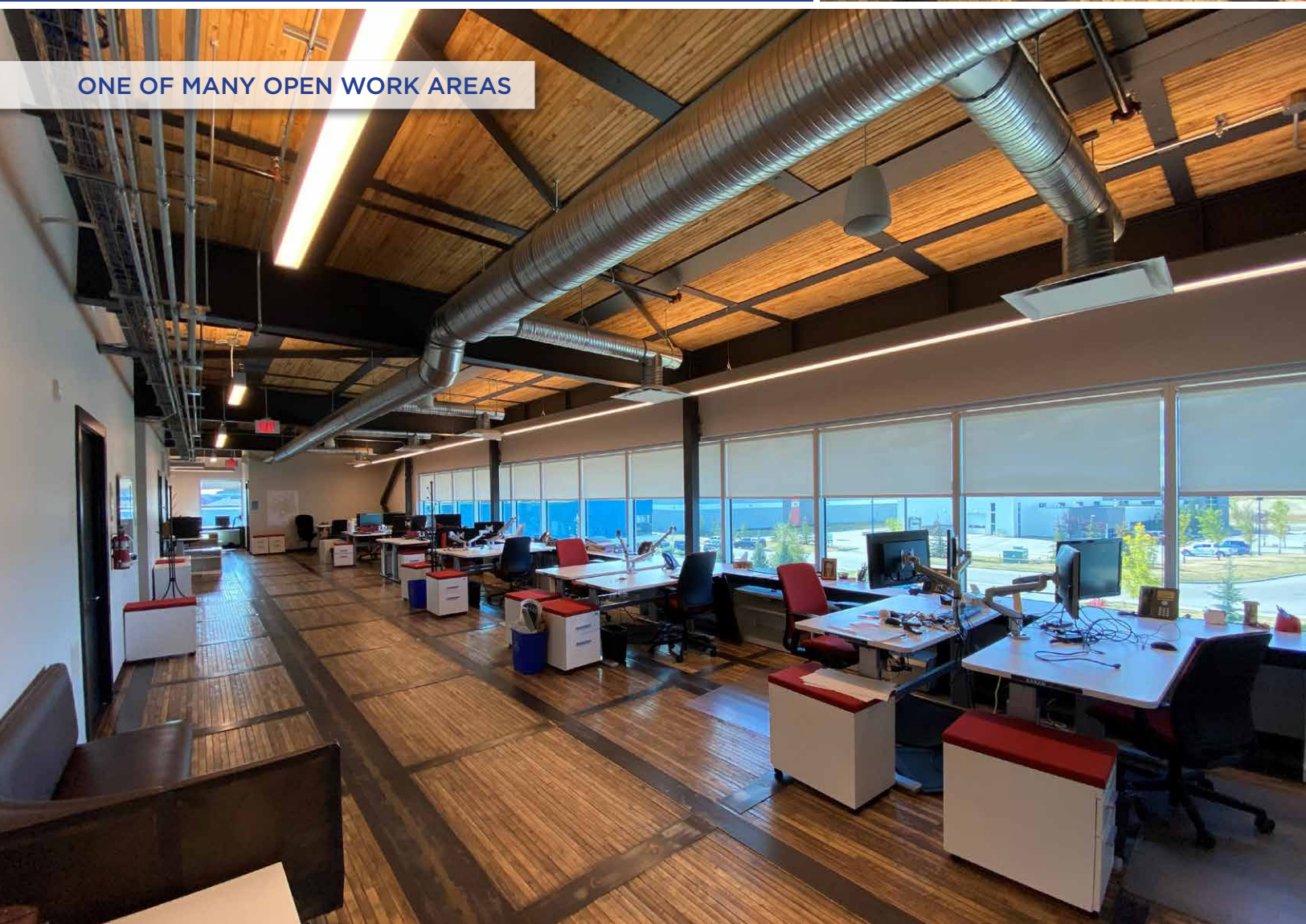
3RD FLOOR COFFEE COUNTER



LARGE BOARDROOM WITH VIEW



ONE OF MANY OPEN WORK AREAS



3RD FLOOR RECEPTION AREA DIRECTLY OFF ELEVATOR



THE ATRIUM



FLOOR PLANS



SECOND FLOOR

THIRD FLOOR



BUILDOUT HIGHLIGHTS

- Floors and Ceilings are built with industrial rig mats creating a rustic feel
- High end office build out currently set up as follows:
 - Exclusive reception area off the elevator
 - Three boardrooms of various sizes
 - Fifteen offices
 - Fifty-eight work stations
 - Four breakout/quiet rooms
 - Printer/copy room
 - Large atrium and staff lounge
- Layout and workstations can be reconfigured to optimize the usage of the space
- Private third floor patio located immediately off the reception area
- Some furniture is negotiable

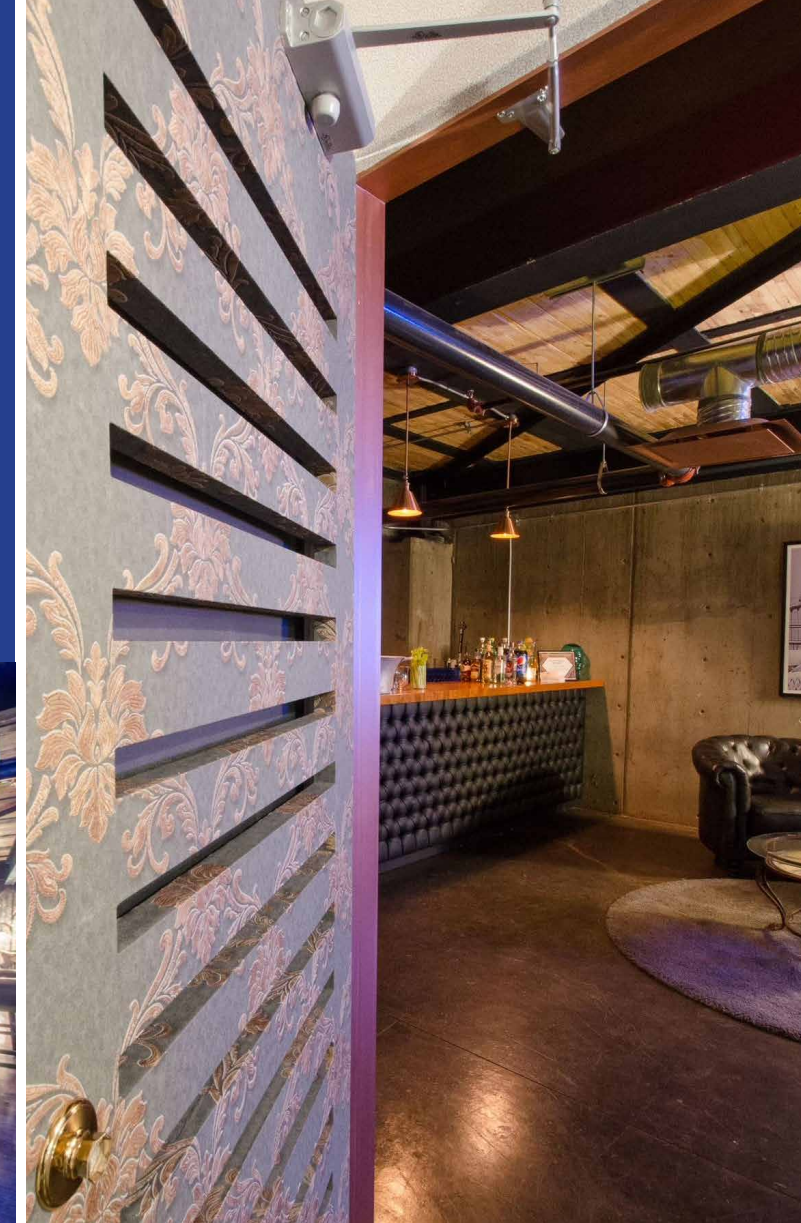


TENANT EXCLUSIVE SPEAKEASY

Walk through a hidden door to the most exclusive bar and meeting lounge in the city where you can entertain your clients or hold a staff event that will certainly be remembered

Schedule to have your favorite beer on tap and have food brought in from The Workshop Eatery while you close out the day around the Billiards table.

A Tenant exclusive patio with pond view is through the doors at the back, complete with heaters and fire pits for the colder weather





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