

FOR LEASE

WESTBAY CENTRE

**14601-134 AVENUE
EDMONTON, AB**

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

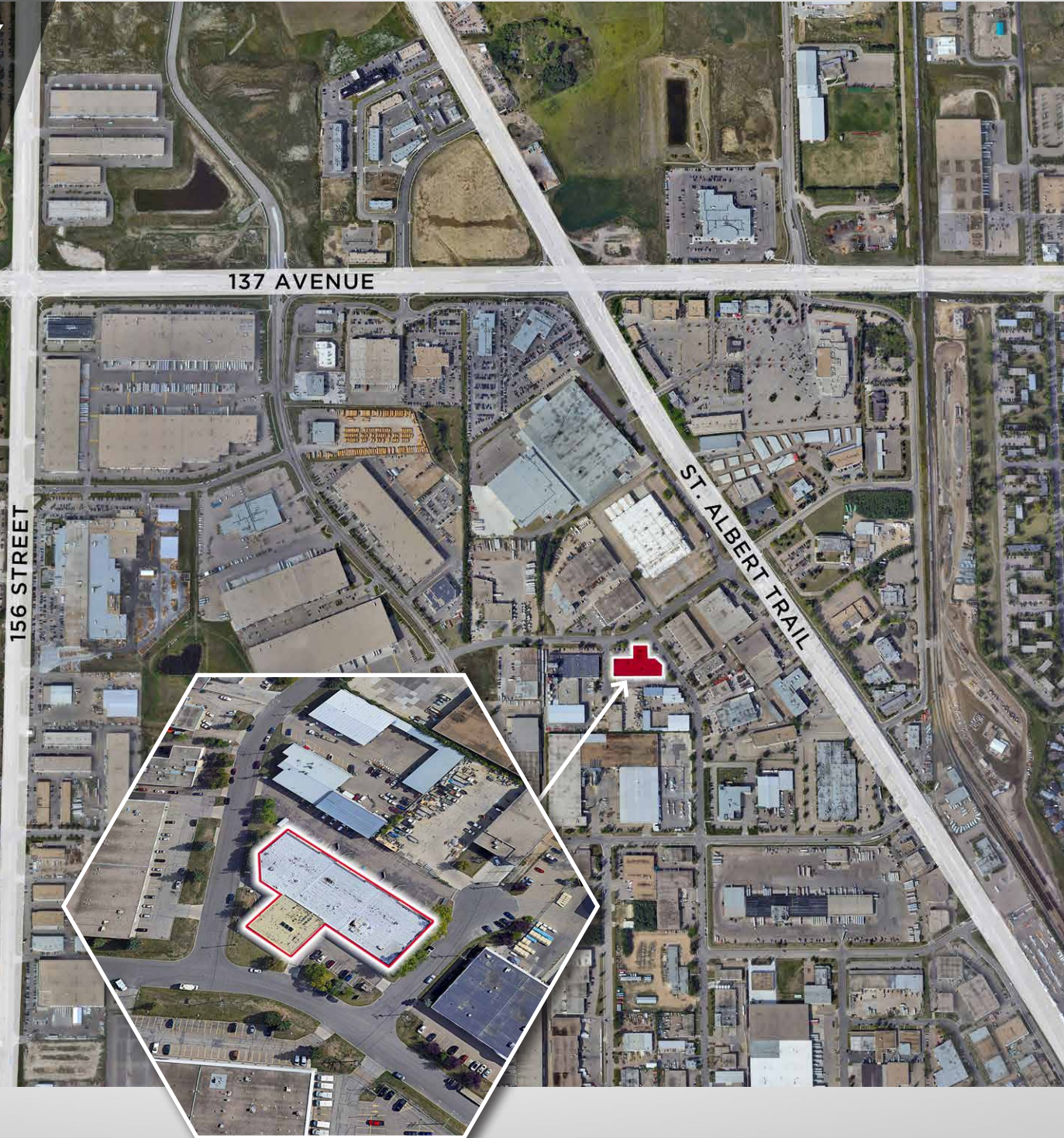
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PROPERTY HIGHLIGHTS

- ±40,374 SF office and office/warehouse building
- 2 storey office tower and multibay industrial
- Dock and grade loading
- Convenient access to St. Albert Trail, Yellowhead & Anthony Henday Drive
- Variety of nearby amenities including restaurants, cafes and retail
- Ample surface parking with additional street parking available



PROPERTY DETAILS

FLOOR PLANS

MUNICIPAL ADDRESS
14601 - 134 Avenue, Edmonton, AB

LEGAL DESCRIPTION
Plan 7621570
Block 11
Lots 6 and 9

YEAR BUILT:
1977

BUILDING SIZE:
Main Floor:
5,634 SF
Second Floor:
3,401 SF

SITE SIZE:
±1.80 acres

ZONING:
Business Employment
(BE)

AVAILABILITY:
Immediately

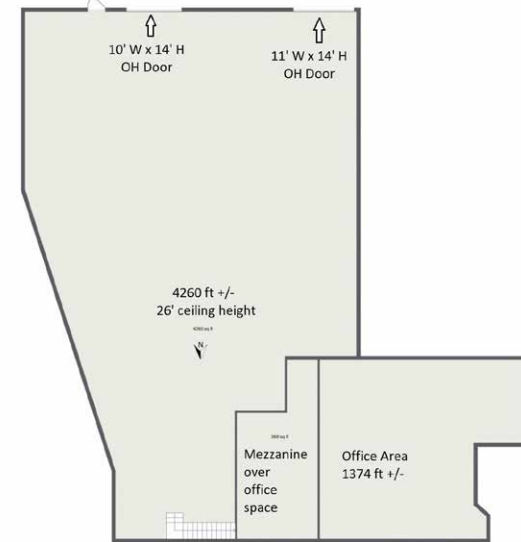
LEASE RATE:
Main Floor: \$11.00 PSF
Second Floor: \$12.00 PSF

OPERATING COSTS:
\$8.16 PSF

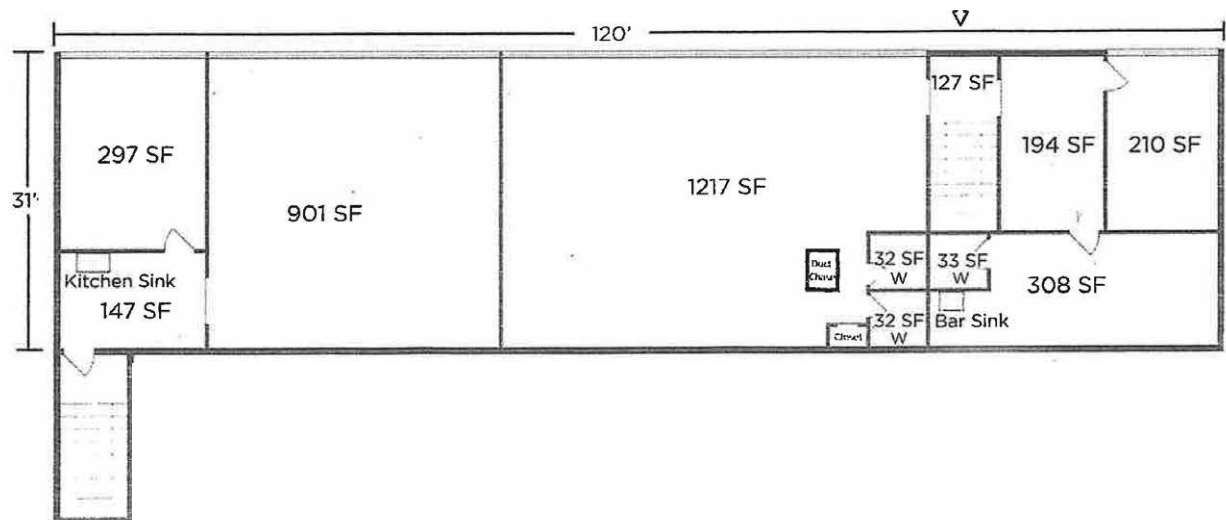
TI ALLOWANCE:
Negotiable

PARKING:
First Come,
First Serve

MAIN FLOOR



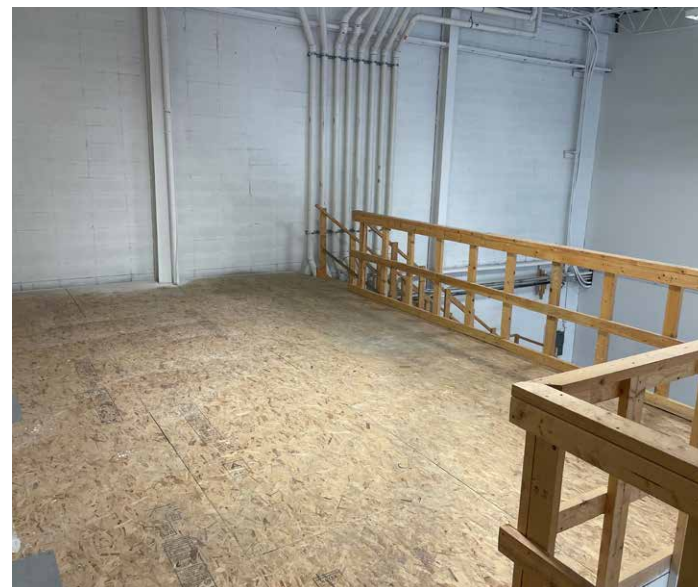
2NG FLOOR



SITE DESCRIPTION & IMPROVEMENTS:

Located within the Bonaventure industrial neighbourhood in northwest Edmonton, the subject property is improved with a 2 storey office tower and multi bay warehouse with 2 storey office along the building's north elevation.

The current owner has improved the east/west and north building elevations with new stucco finish within the last few years.



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