



**Storage Options Available: 4,000 sq. ft. – 7,464 sq. ft.  
Or 22,176 sq. ft. Office/Warehouse For Sublease**

## Property Features

- High quality office buildout
- Dock & ramp to grade loading
- Ample parking & marshalling area
- Outside fenced storage available of up to approximately 7,594 sq. ft.
- Well situated in Southeast Edmonton with excellent access to Roper Road, 75<sup>th</sup> Street, 51 Avenue, 50 Street, and Whitemud Drive



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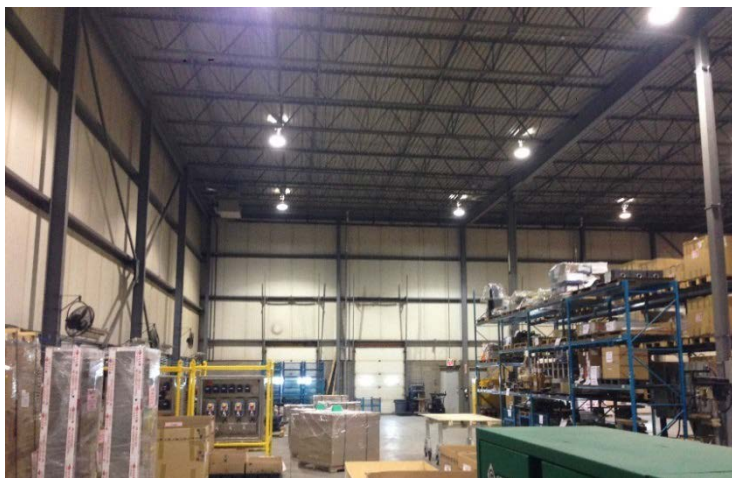
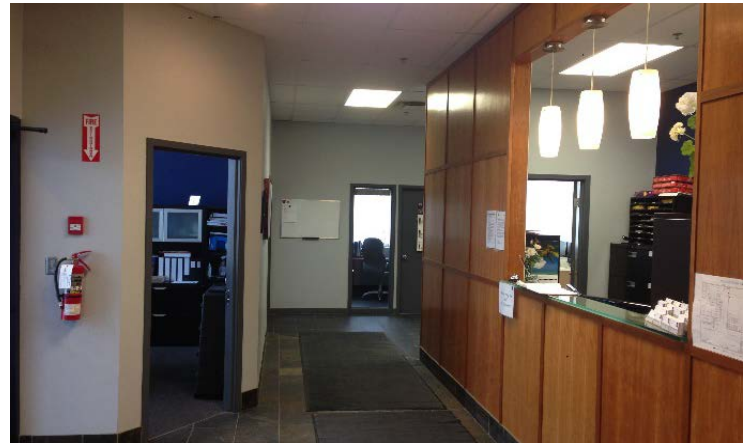
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## Building Features

- Neighbourhood: Roper Industrial
- Municipal Address: 7003 - 56 Avenue NW
- Zoning: IB - Industrial Business
- Sublease Option: 22,176 sq. ft.  
Sublease Rate: \$9.75 per sq. ft.  
Operating Costs: \$4.57 per sq. ft.
- Storage Options: 4,000 sq. ft. - 7,464 sq. ft.  
Storage Sublease Rate: \$15.00 per sq. ft. gross  
**(Flexible Terms)**

- Ceiling Height: 24' Clear
- Loading Doors: (4) Dock  
(2) ramp to grade
- Availability: February 2016
- Term: Until April 2020
- Up to approximately 7,594 sq. ft. of storage yard available depending on demising option.



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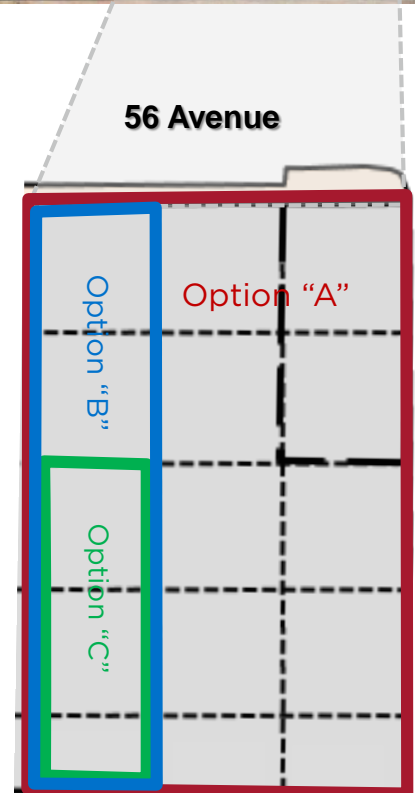
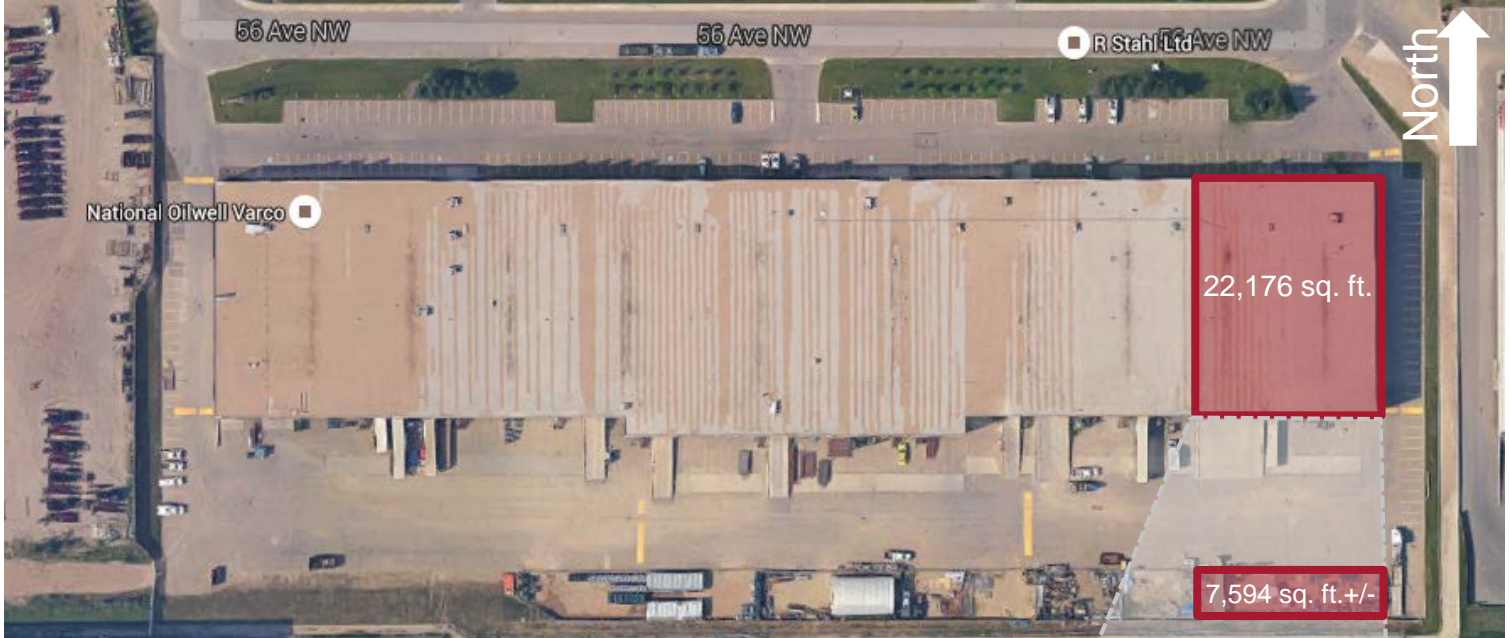
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**Aerial**



**Demising Options**

Sublandlord will demise space to:

Sublease Option - **Option "A"** - 22,176 sq. ft. at \$9.75 per sq. ft. plus op. costs  
(4) Dock, (2) Ramp to Grade Doors

Storage Option - **Option "B"** - 7,464 (-) sq. ft. at \$15.00 per sq. ft. gross  
(2) Ramp to Grade Doors

Storage Option - **Option "C"** - 4,000 (+) sq. ft. at \$15.00 per sq. ft. gross  
(2) Ramp to Grade Doors

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