



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SUBLEASE

POINTS WEST BUILDING

17220 Stony Plain Road, Edmonton, AB



UP TO 2,167 SQ. FT. OF OFFICE SPACE FOR SUBLEASE

PROPERTY FEATURES

- Attractive West End Sublease opportunity with 2,167 sq. ft. available on the 2nd floor
- Well developed space with a mix of offices and open area
- Excellent parking ratio of 3.85 stalls/1,000 sq. ft.
- Excellent location directly adjacent to Stony Plain Road just off 170th Street and only minutes from Anthony Henday Drive
- Close proximity to several retail and food amenities
- Building equipped with elevator
- Fibre optic connections



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June 15, 2016



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BUILDING FEATURES

AVAILABLE PREMISES: 2,167 sq. ft. - second floor

SUBLEASE EXPIRY: January 31, 2022

LEASE RATE: \$17.00 per sq. ft.

OPERATING COSTS: \$11.43 per sq. ft. (2017 estimate)

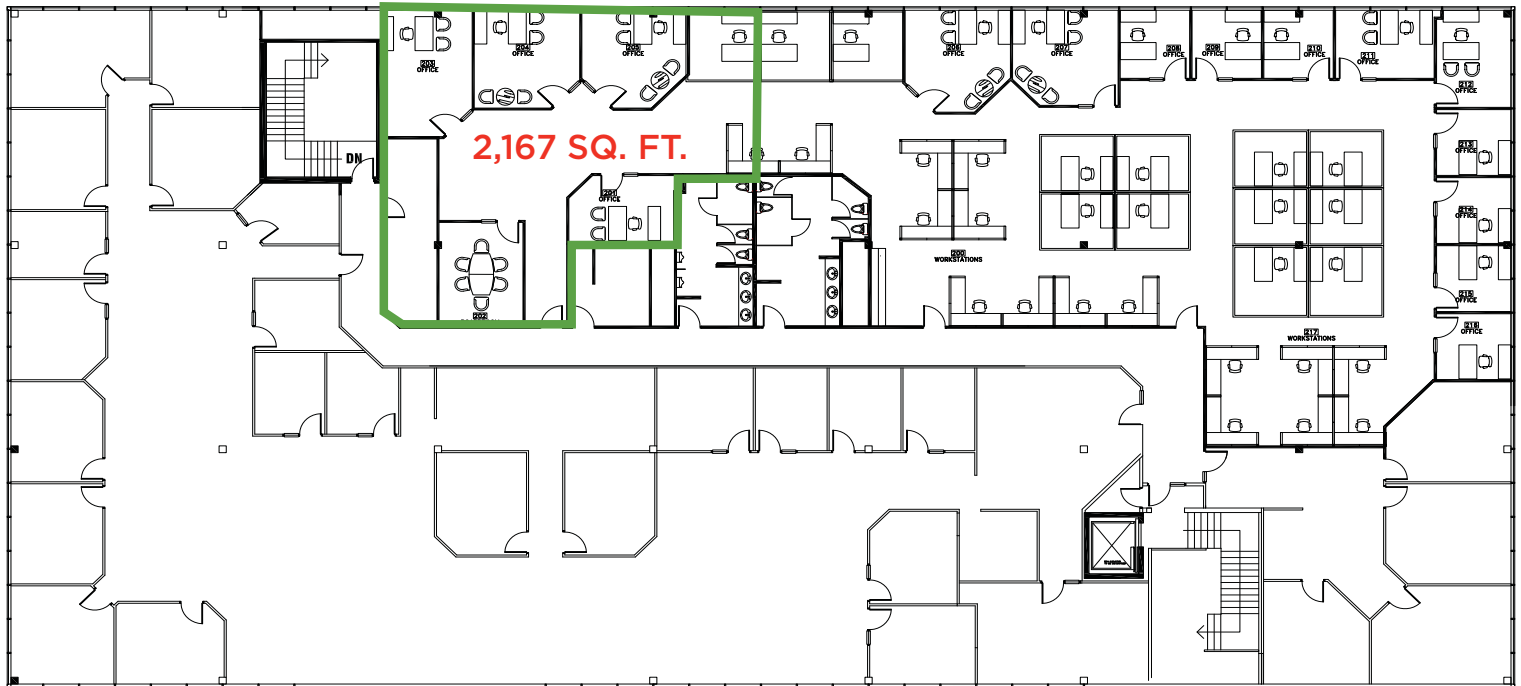
POSSESSION: Immediately

PARKING: 3.85 surface stalls/1,000 sq. ft.

AERIAL



SECOND FLOOR PLAN



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