

CHARACTER OFFICE SPACE



**820 SQ. FT., 1,064 SQ. FT. & 2,555 SQ. FT.
OFFICE SPACE FOR LEASE**

PROPERTY FEATURES

- Character space, open beam, and brick finishing
- Excellent location, close to all amenities

PROPERTY DETAILS

AVAILABLE SIZES:	Suite 101 - 2,555 sq. ft. (exterior building signage available)
	Suite 102 - 1,064 sq. ft.
	Suite 103 - 820 sq. ft.
LEASE TERM:	5 Years
LEASE RATE:	\$15.00 - \$16.00 per sq. ft.
OPERATING COSTS:	\$11.32 (2017 est.)
	Includes property tax, building insurance, utilities and common area janitorial services
AVAILABILITY:	Immediately
PARKING:	Suite 101 - 5 surface parking stalls @ \$130/stall/month
	Suite 102 - 2 surface parking stalls @ \$130/stall/month
	Suite 103 - 2 surface parking stalls @ \$130/stall/month
	Parking Hours: 7:30am - 5:00pm

Dustin Bateyko
Senior Associate
780 702 4257
dustin.bateyko@cwedmonton.com



Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
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INTERIOR PHOTOS



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**CUSHMAN &
WAKEFIELD**
Edmonton

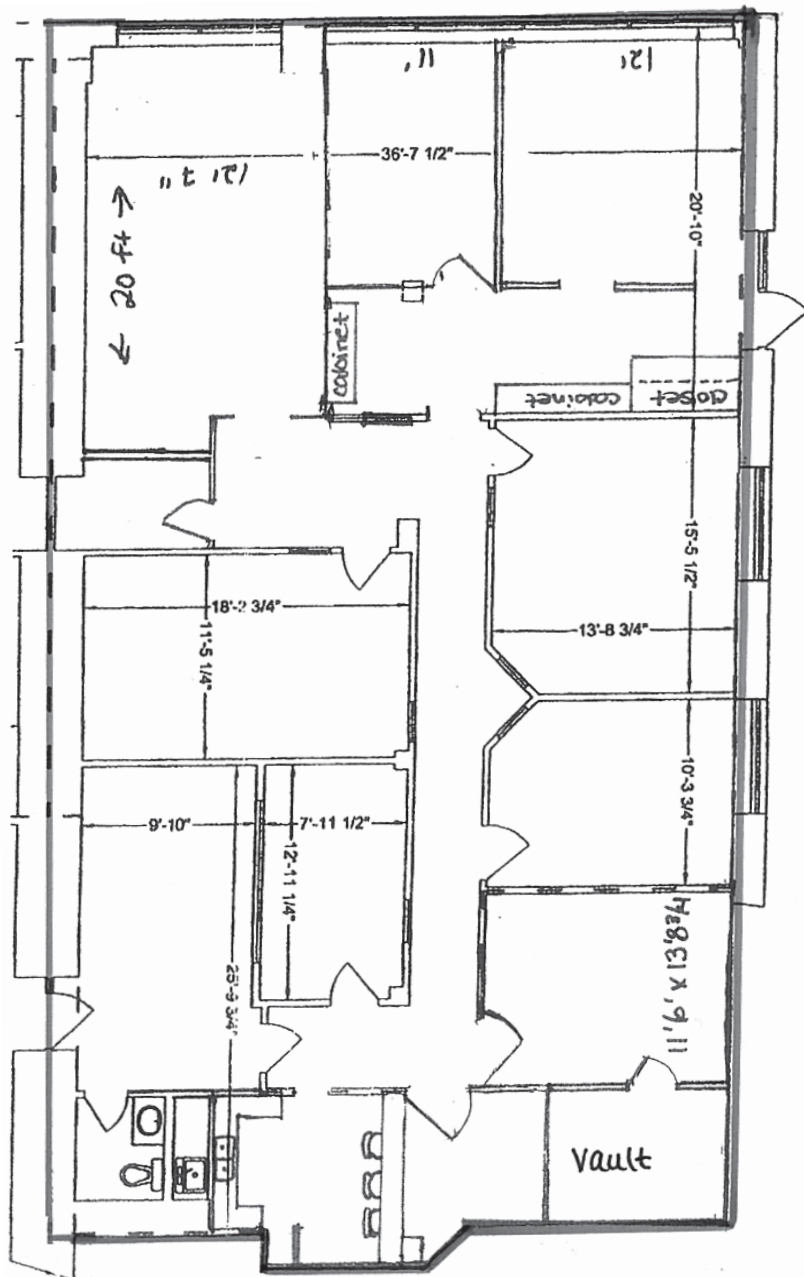
FOR LEASE

WESTERN SUPPLIES BUILDING

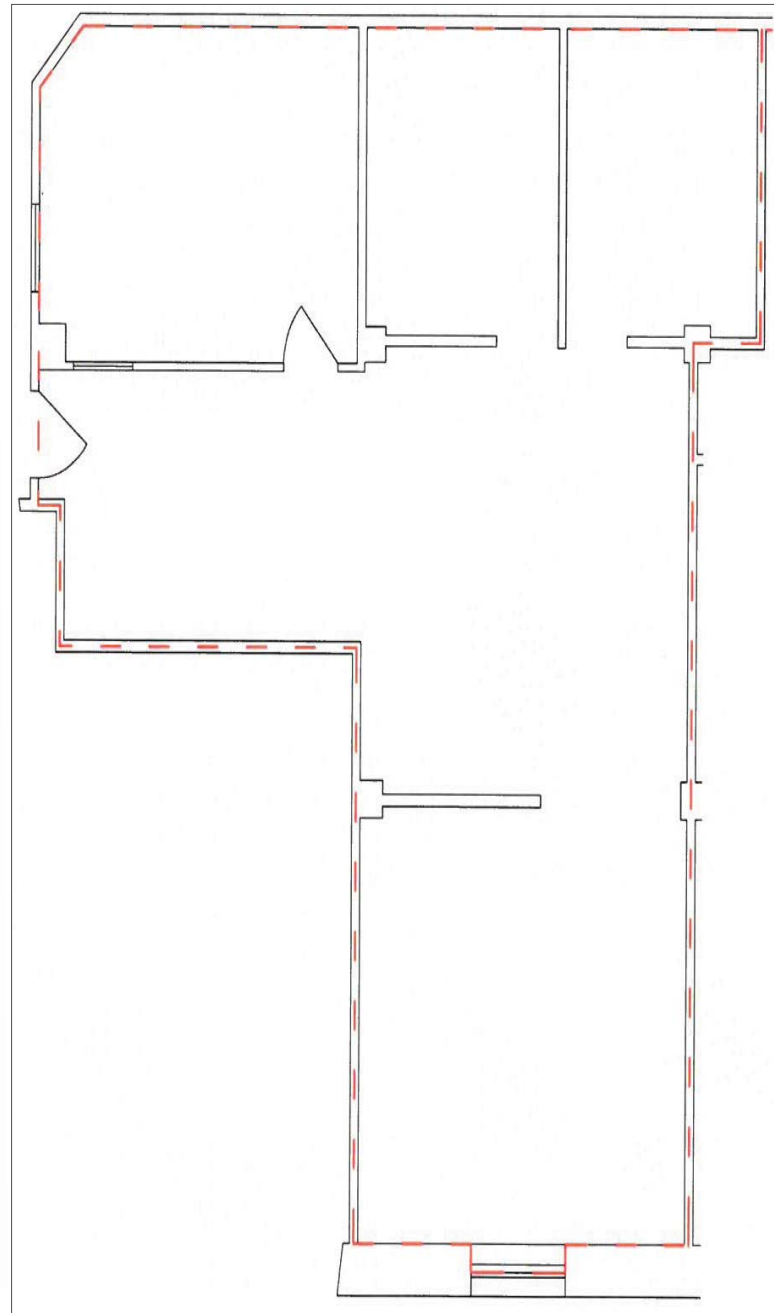
10722 - 103 Avenue, Edmonton, Alberta

FLOOR PLANS

Suite 101 - 2,555 sq. ft. Available



Suite 102 - 1,064 sq. ft. Available



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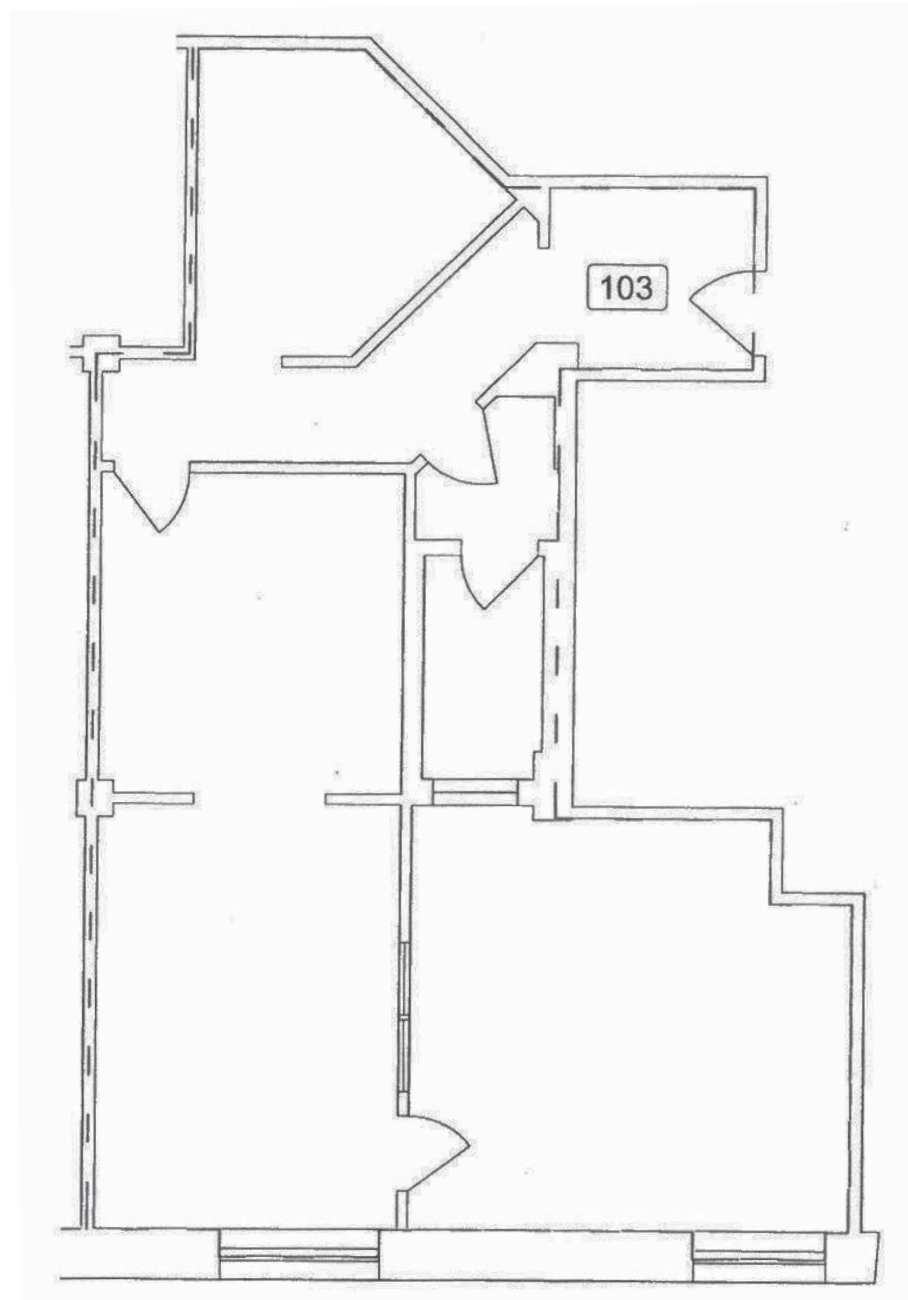
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FLOOR PLAN

Suite 103- 820 sq. ft. Available



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