



DOWNTOWN GOVERNMENT DISTRICT

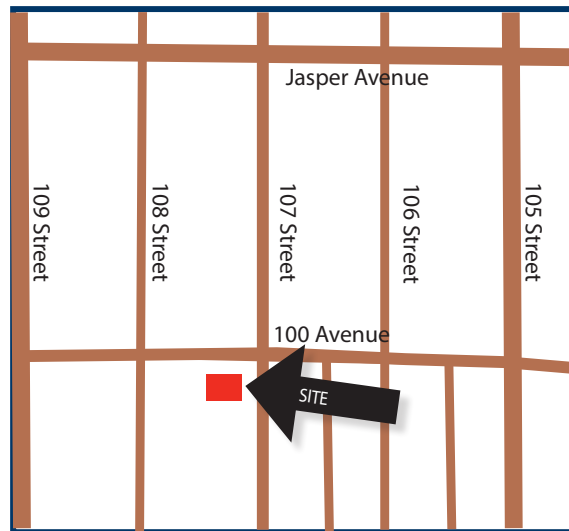


**TOP 2 FLOORS AVAILABLE
OFFICE SPACE FOR LEASE**

PROPERTY HIGHLIGHTS

The Petwin Tower is located adjacent to the Matrix Hotel in Edmonton's Downtown government district on 107th Street.

- **Floors:** Suite 300 - 6,552 sq. ft.
Suite 605 - 1,163 sq. ft.
Suite 610 - 2,240 sq. ft.
Suite 1000 - 6,552 sq. ft.
Suite 1200 - 6,552 sq. ft.
Suite 1300 - 6,552 sq. ft.
- **Improvements:** Fully developed office space
- **Current Rent:** Market
- **Additional Rent:** \$13.58/sq. ft.
- **Parking:** 1:1,000/sq. ft.
- **Amenities:** Main floor bakery/coffee
- **Boardroom:** 2nd floor facility available at no charge
- **Locker room:** Fully developed with shower and lockers



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