



**Bay Sizes Starting at 3,300 sq. ft. & 6,095 sq. ft.  
Dock and Grade Loading**

- Industrial development in northwest Edmonton
- Outstanding access to 156 Street, 137 Avenue and Anthony Henday Drive
- Exposure to 137 Avenue and 156 Street
- Flexible warehouse, office and retail opportunities
- Dock and grade loading
- 5 Year Term



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**FOR LEASE**

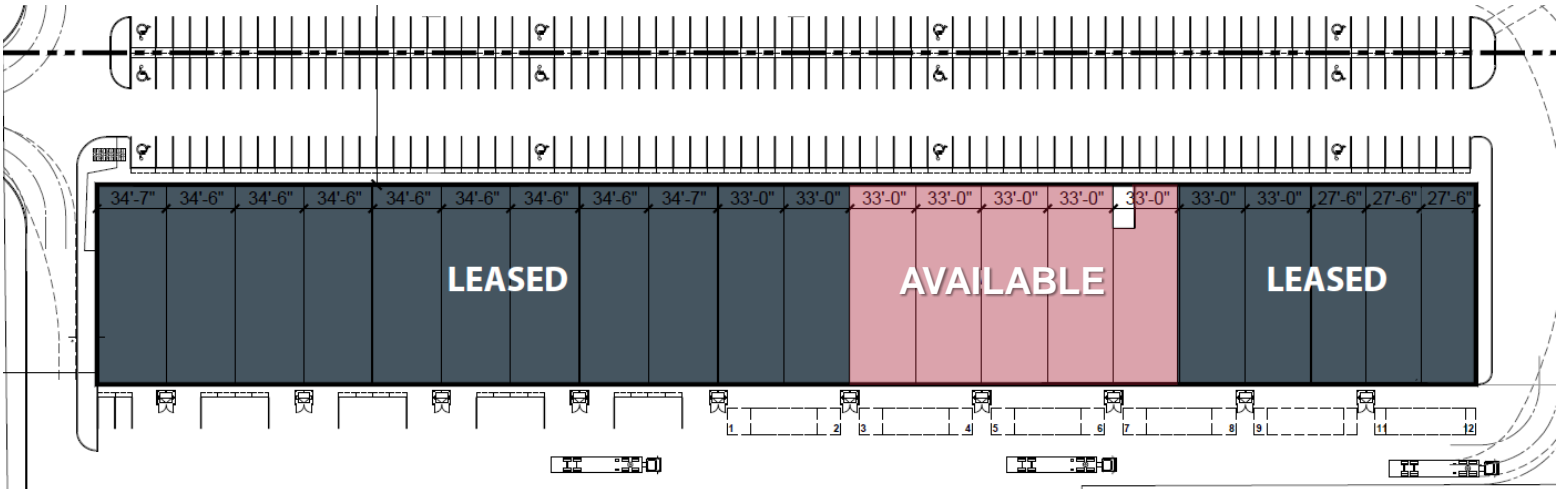
# Pinnacle Park Building 3

137 Avenue & 156 Street NW, Edmonton, Alberta

<b>Zoning:</b>	IB - Industrial Business	<b>Ceiling:</b>	24' Clear Height	<b>Lease Rate:</b>	\$12.00 per sq. ft.
<b>Size:</b>	Bays starting at 3,300 sq. ft. Up to 16,291 sq. ft.	<b>Loading:</b>	Grade (12' x 14')	<b>Operating Costs:</b>	\$3.41 per sq. ft. excludes 5% management fee
<b>Typical Unit:</b>	33' x 100'	<b>Power:</b>	100 Amp, 120/208 Volt 3 Phase	<b>T.I. Allowance:</b>	Turnkey Office

# FULLY FINISHED OFFICE BUILDOUT [10%]

5 Minutes from Anthony Henday Drive



**FOR LEASE**

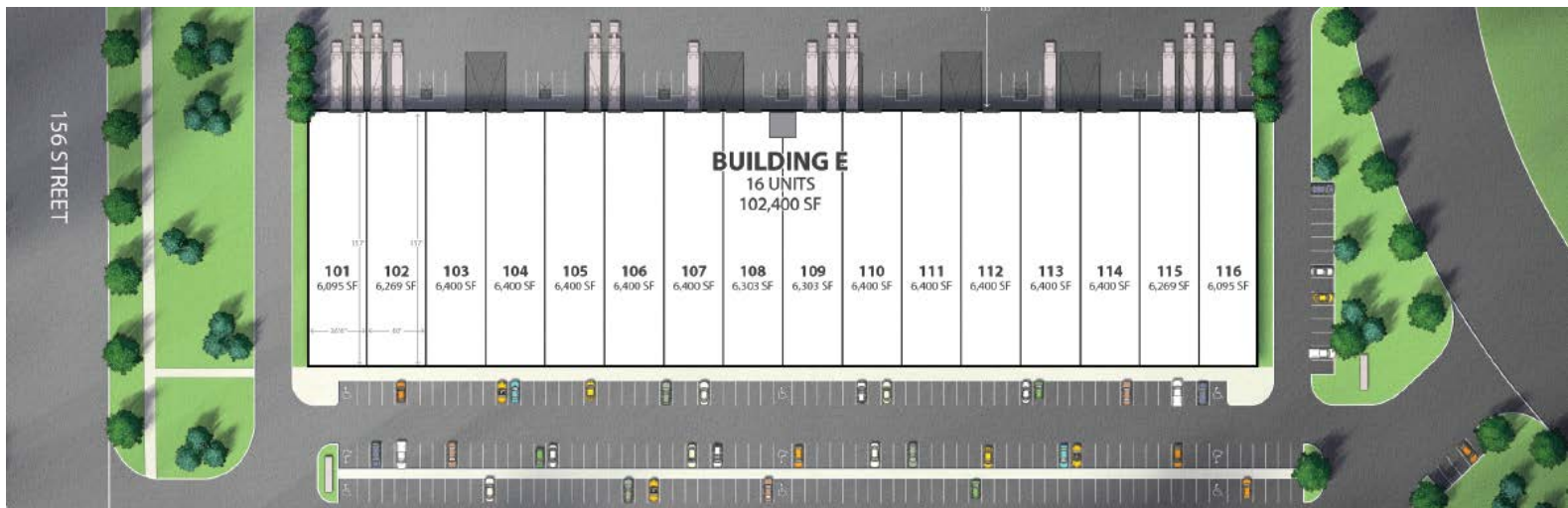
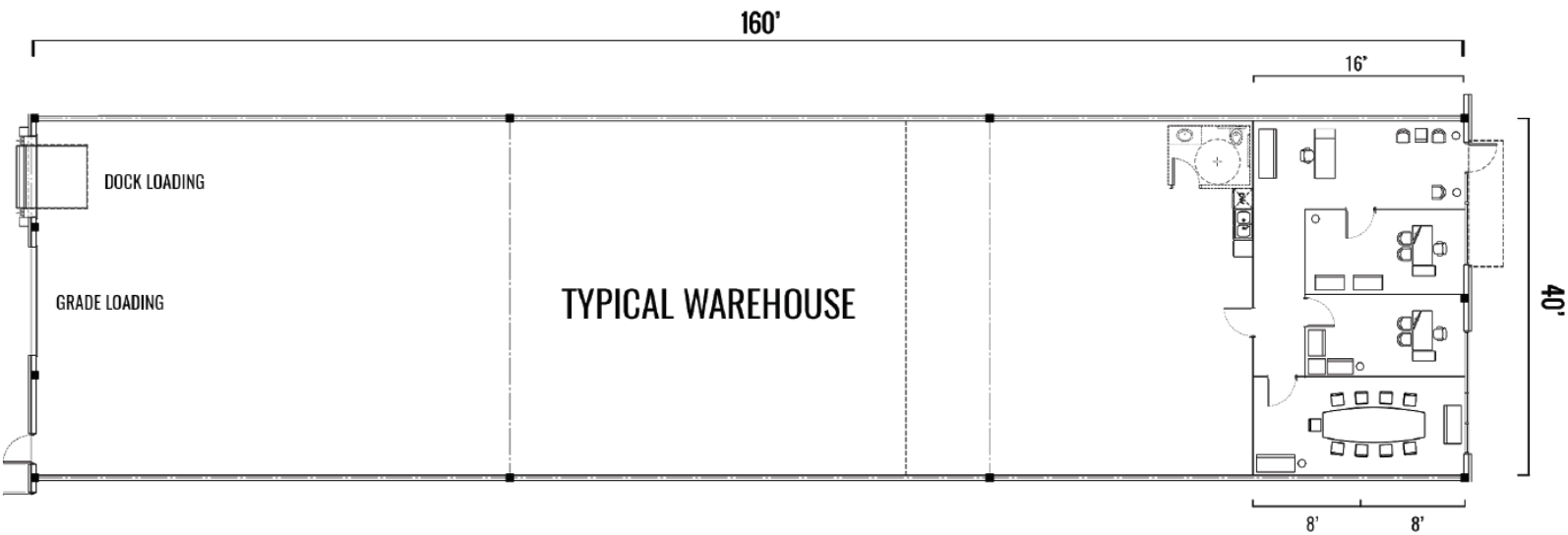
# Pinnacle Park Building 4

137 Avenue & 156 Street NW, Edmonton, Alberta

<b>Zoning:</b>	IB - Industrial Business	<b>Ceiling:</b>	28' Clear Height	<b>Lease Rate:</b>	\$10.00 per sq. ft.
<b>Size:</b>	Bays starting at 6,095 sq. ft. Up to 102,400 sq. ft.	<b>Loading:</b>	Grade (12' x 14') Dock (9' x 10')	<b>Operating Costs:</b>	\$3.41 per sq. ft. excludes 5% management fee
<b>Typical Unit:</b>	40' X 160'	<b>Power:</b>	223 Amp, 120/208 Volt 3 Phase	<b>T.I. Allowance:</b>	Turnkey Office

# FULLY FINISHED OFFICE BUILDOUT [10%]

5 Minutes from Anthony Henday Drive







**137 AVENUE & 156 STREET NW, EDMONTON**

## PINNACLE PARK

FOR MORE INFORMATION PLEASE CONTACT:

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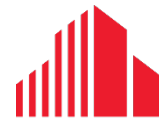
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