



**MOVE IN READY END-UNIT OFFICE**  
**SHELL SPACE READY FOR BUILD-OUT**

**4,024 Sq. Ft. – 8,192 Sq. Ft. Available with Dock and Grade Loading**

## Property Highlights

- Unit 15008 – Shell space with dock loading
- Unit 15018 – Office/Warehouse with dock loading
- Unit 15022 – 4,900 sq. ft. of high end office with remainder storage and dock/ramp to grade loading doors
- Building recently upgraded to fiber optic services
- Excellent access to 149 Street, 118 Ave and Yellowhead Trail
- Concrete block construction
- Operating Costs Include Taxes, Insurance, Property Administration, Operations & Management, Security, Interior and Exterior Maintenance & Repairs, and Depreciation & Recoveries



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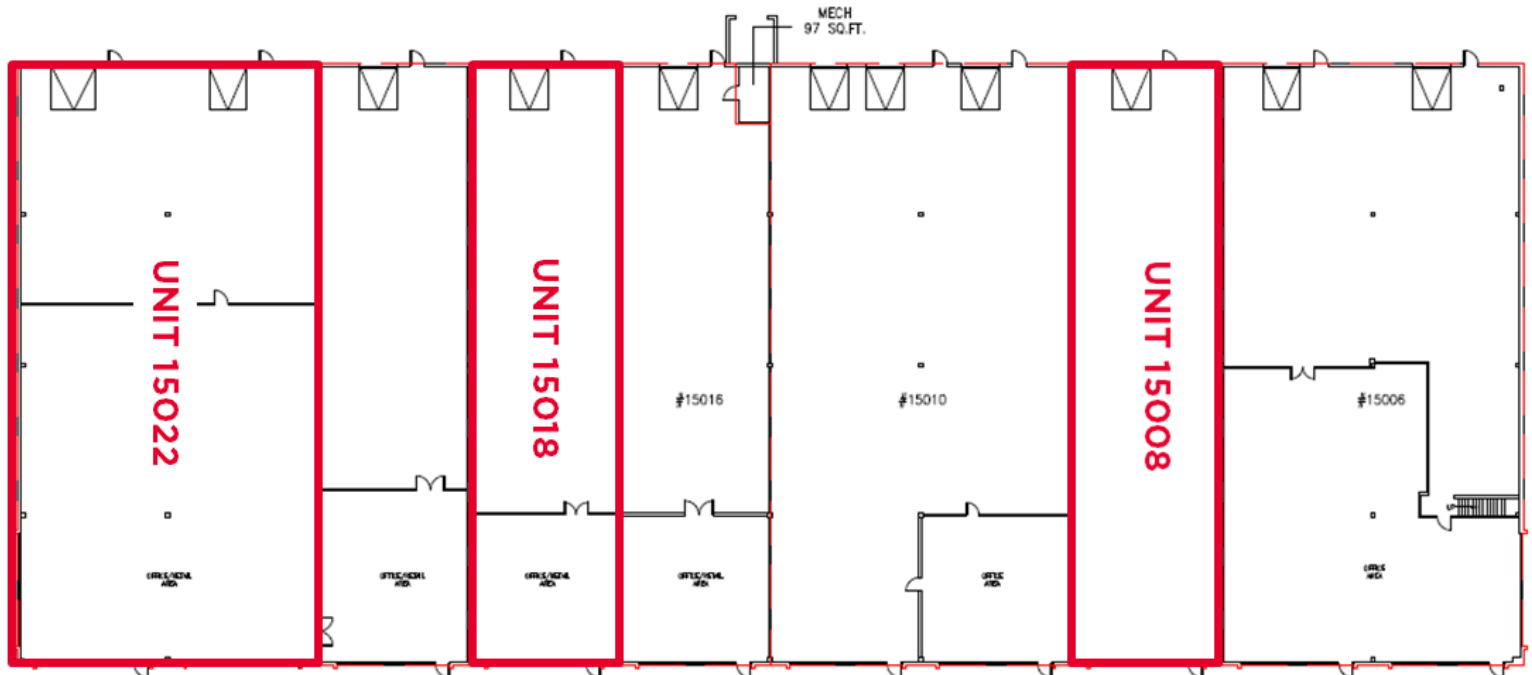
## Property Details

<b>MUNICIPAL ADDRESS:</b>	Units 15008, 15018 & 15022 116 Avenue NW, Edmonton, AB	
<b>ZONING:</b>	IM - Medium Industrial	
<b>AVAILABLE SIZE:</b>	4,076 sq. ft.	Unit 15008
	4,024 sq. ft.	Unit 15018
	8,192 sq. ft.	Unit 15022
<b>CEILING HEIGHT:</b>	14' Clear	
<b>LOADING DOORS:</b>	Dock Loading	
<b>POWER:</b>	200 amp, 208 volt, 3 phase (TBC by Tenant)	
<b>LEASE RATE:</b>	Market	
<b>OPERATING COSTS:</b>	\$5.95 per sq. ft. (2018)	
<b>AVAILABILITY:</b>	Immediately	

## Photos



## Building Plan



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