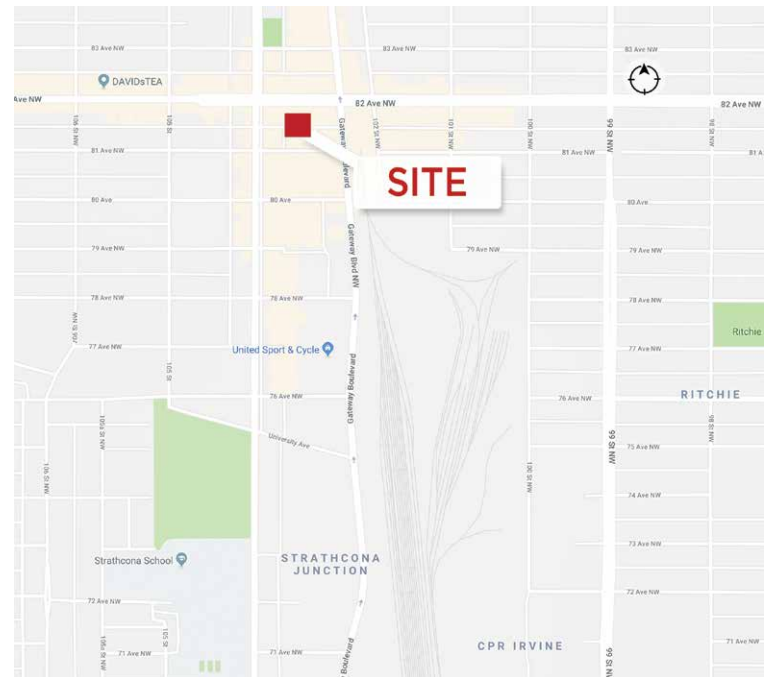




**Up to 8,594 SF**  
**of 2<sup>nd</sup> and 3<sup>rd</sup> Floor Office Space**

**Property Highlights**

- Underground parking available
- Ample free street parking
- Located just off of Whyte Avenue, walking distance to many restaurants, pubs, and amenities
- Good public transit along Whyte Avenue & Gateway Blvd/Calgary Trail
- Newly upgraded lobby
- Developed office space



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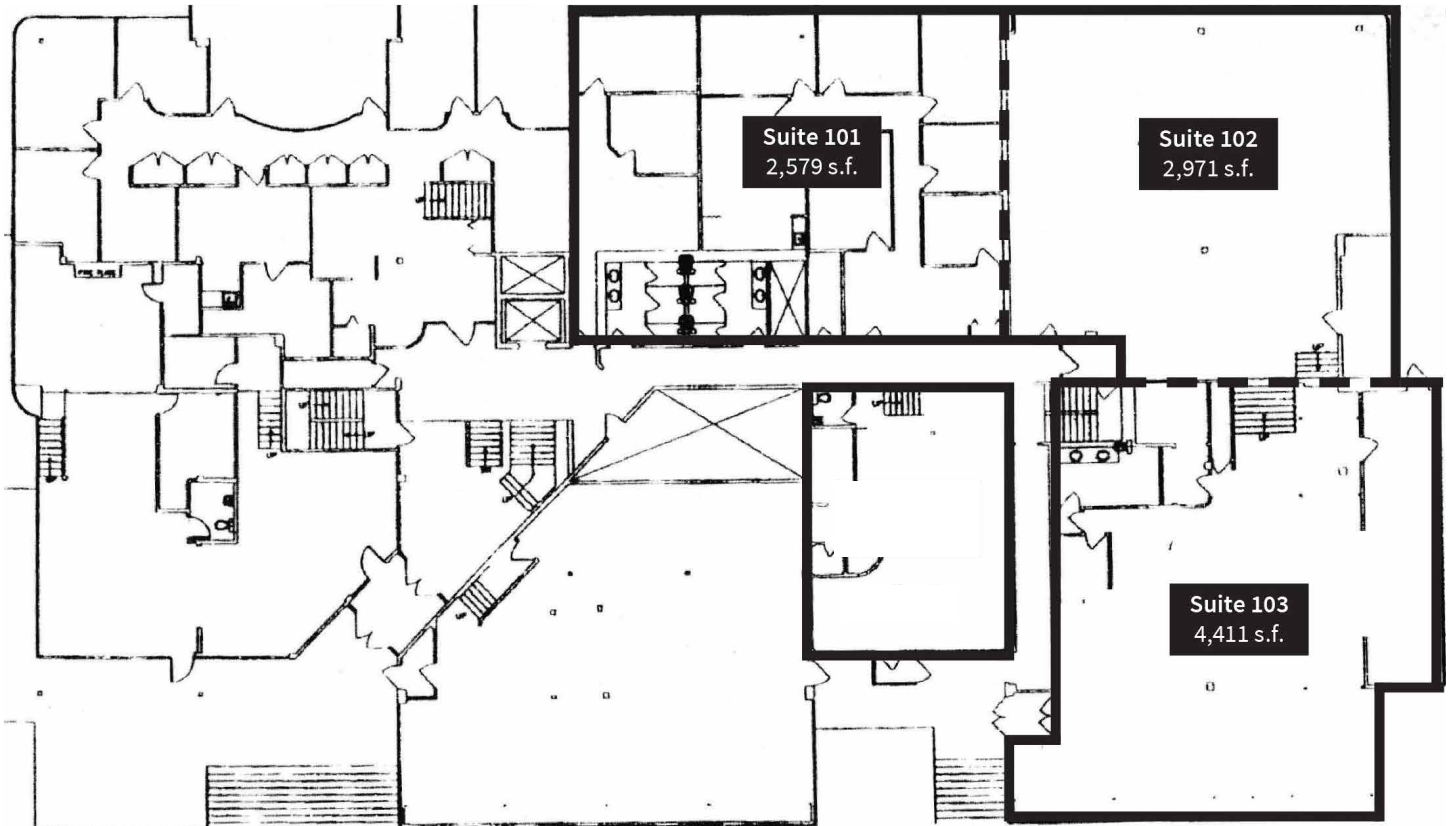
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**www.cwedm.com**

## Building Details

<b>Name:</b>	Strathcona Professional Centre	<b>Operating Costs:</b>	\$15.04 per SF (2018)
<b>Availabilities:</b>	Suite 101 - 2,579 SF	<b>TI Allowance:</b>	\$35.00 per SF
	Suite 102 - 2,971 SF	<b>Term of Lease:</b>	Negotiable
	Suite 103 - 4,411 SF	<b>Possession Date:</b>	Immediately
	Contiguous - 9,961 SF	<b>Parking:</b>	2 stalls per 1,000 SF
	Suite 203 - 8,594 SF		\$75/stall/month (Surface)
	Suite 308 - 1,586 SF		\$125/stall/month (Underground)
<b>Lease Rate:</b>	\$14.00 - \$16.00 per SF per annum	<b>Signage:</b>	Available and Negotiable

## Site Plan - Main Floor



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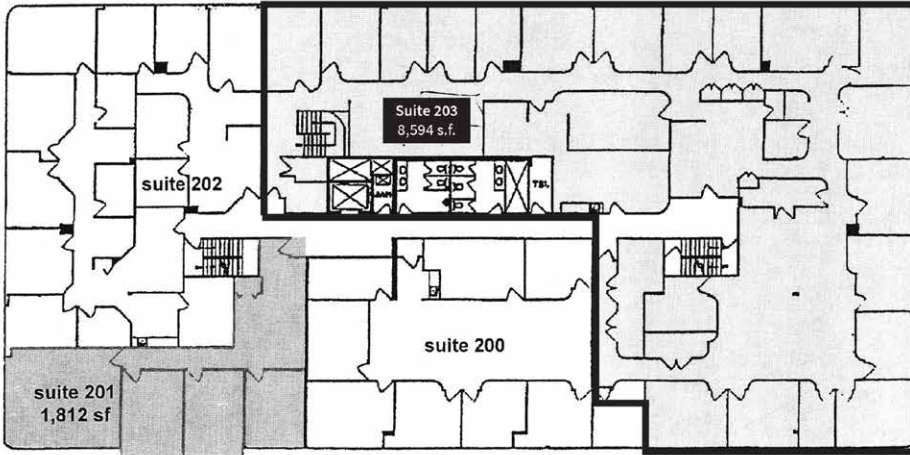
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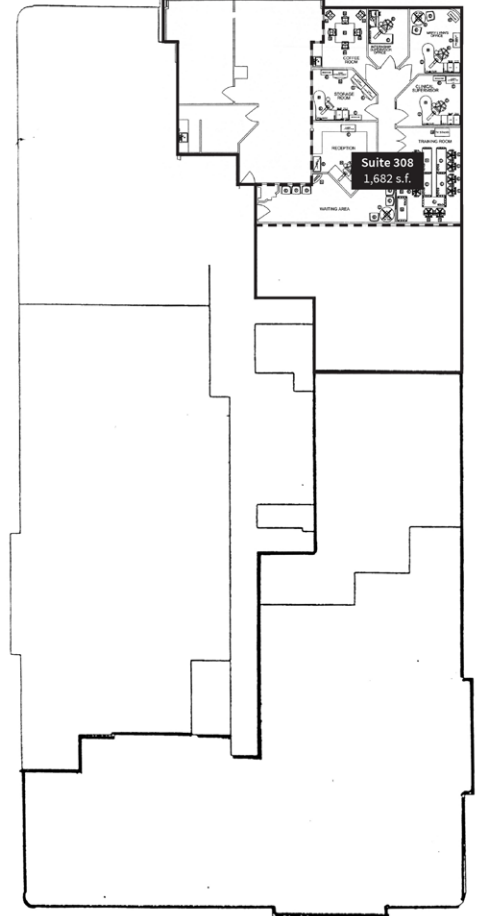
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**Second Floor**



**Third Floor**



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**Property Photos**



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