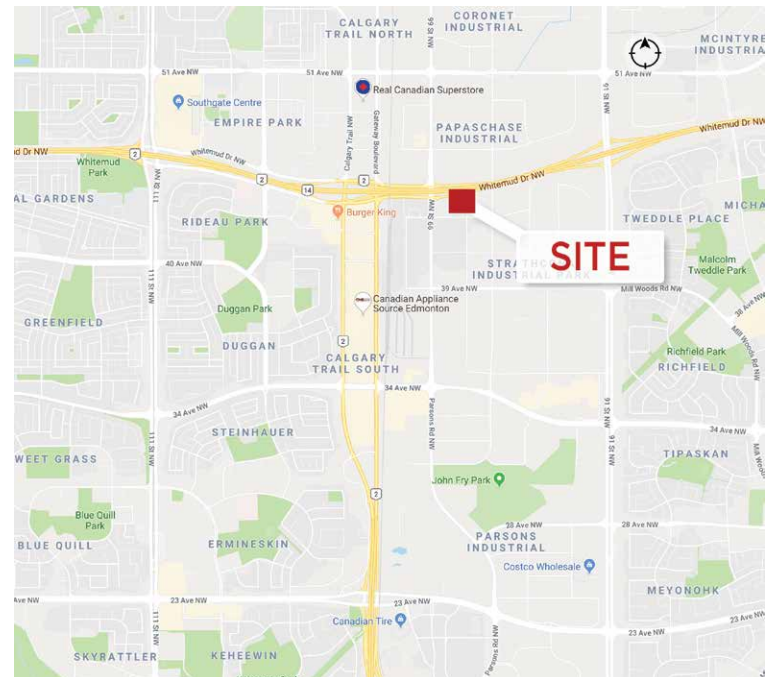


2,057 SF / 2,374 SF / 8,326 SF Available

Property Highlights

- Excellent Southside location off the Whitemud Drive at 98 Street
- Well managed and maintained building
- Ample surface and covered parking
- Potential for exterior building signage
- Washroom upgrades recently completed, with lobby upgrades completed



Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Scott Vreeland
Senior Associate
780 702 9477
scott.vreeland@cwedm.com

Nicholas Hrebien
Associate
780 917 8345
nicholas.hrebien@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Details

Areas Available: Unit #114, 2,057 SF available July 1, 2019
Unit #112, 2,374 SF available January 1, 2020
Unit #301, 8,326 SF available January 1, 2020

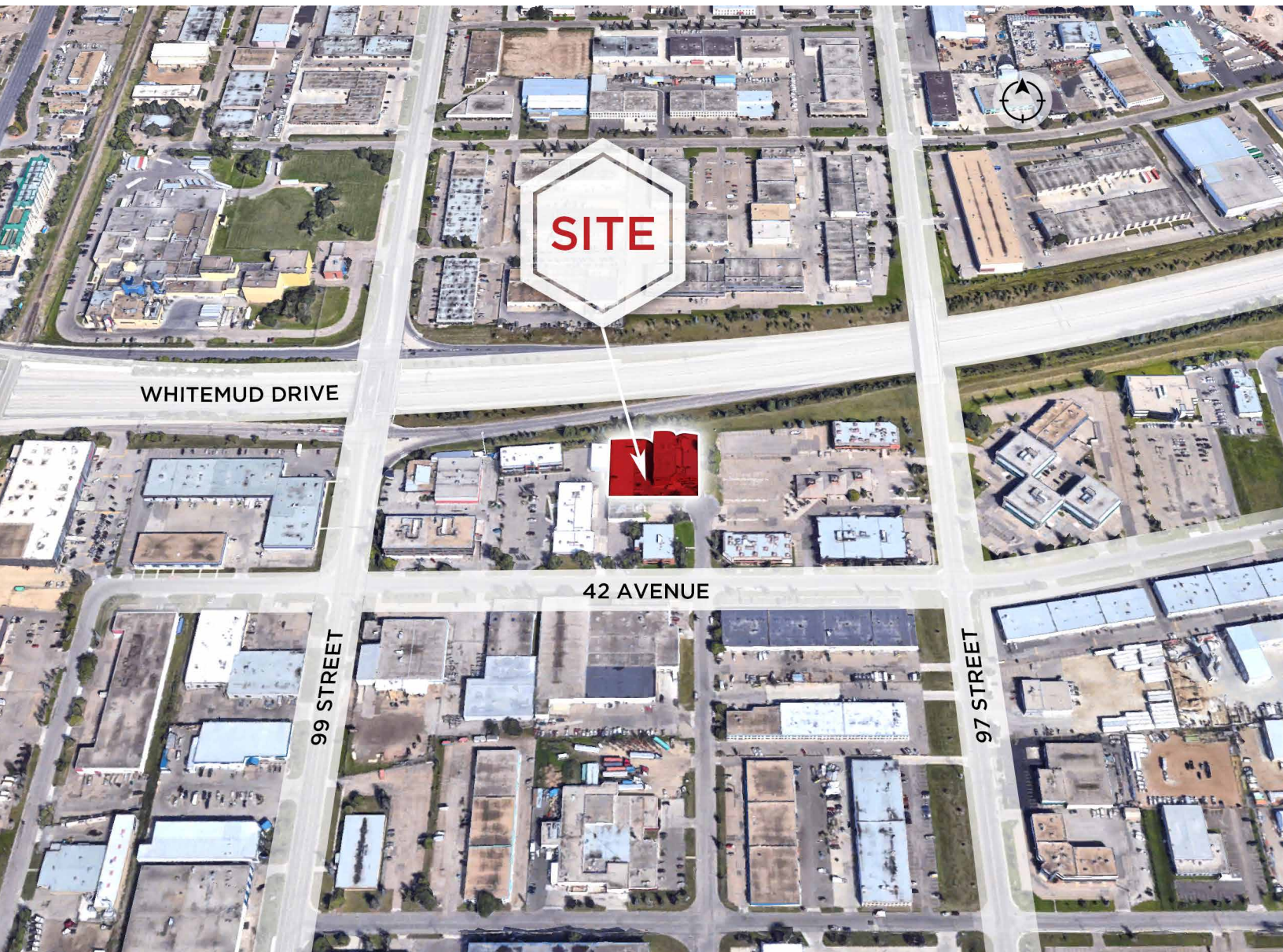
Operating Costs: \$14.42 per SF for 2019

Inducements: Negotiable

Parking: 3 stalls per 1,000 SF covered & uncovered surface parking at market rates

Asking Base Rent: Market

Aerial



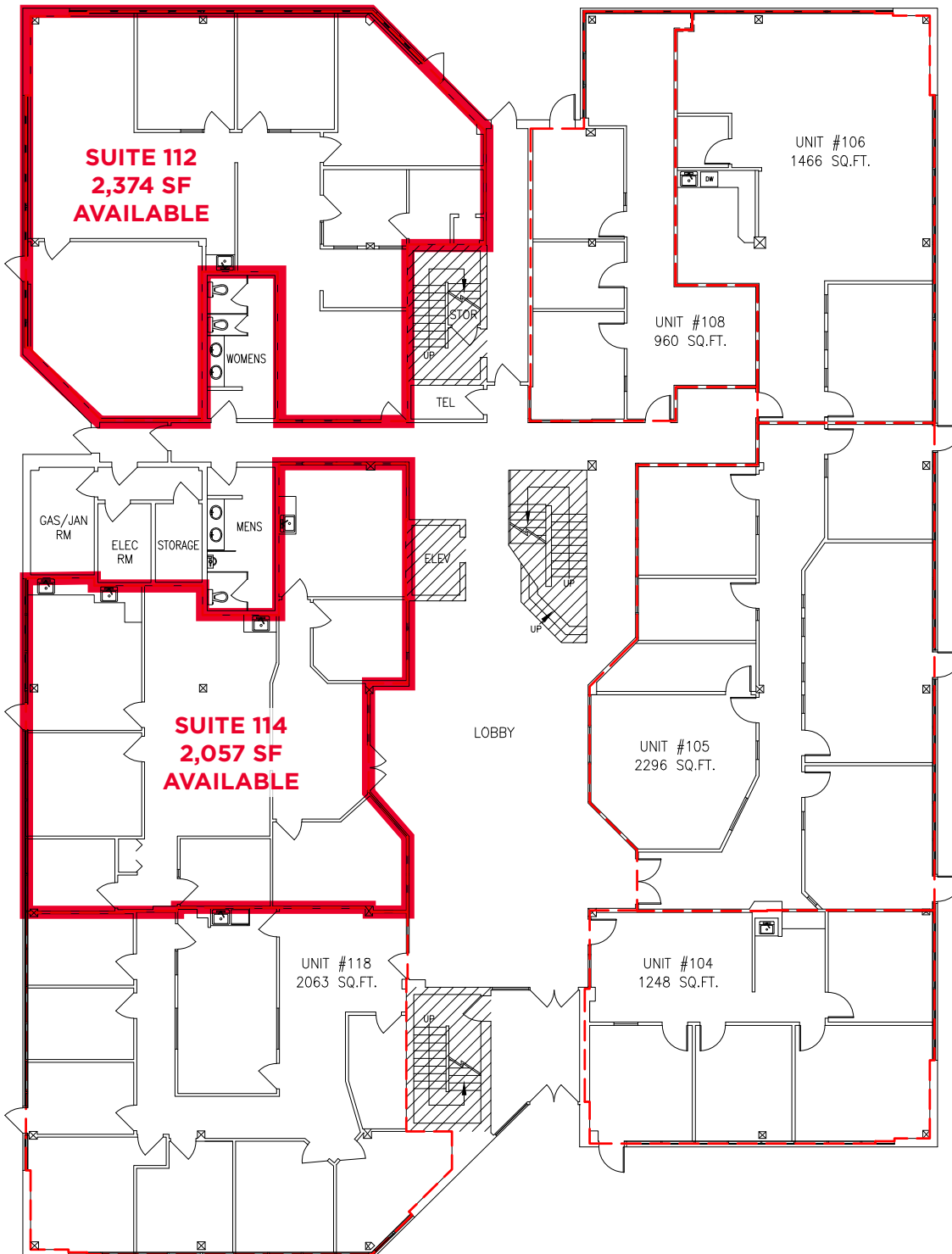
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Main Floor Plan



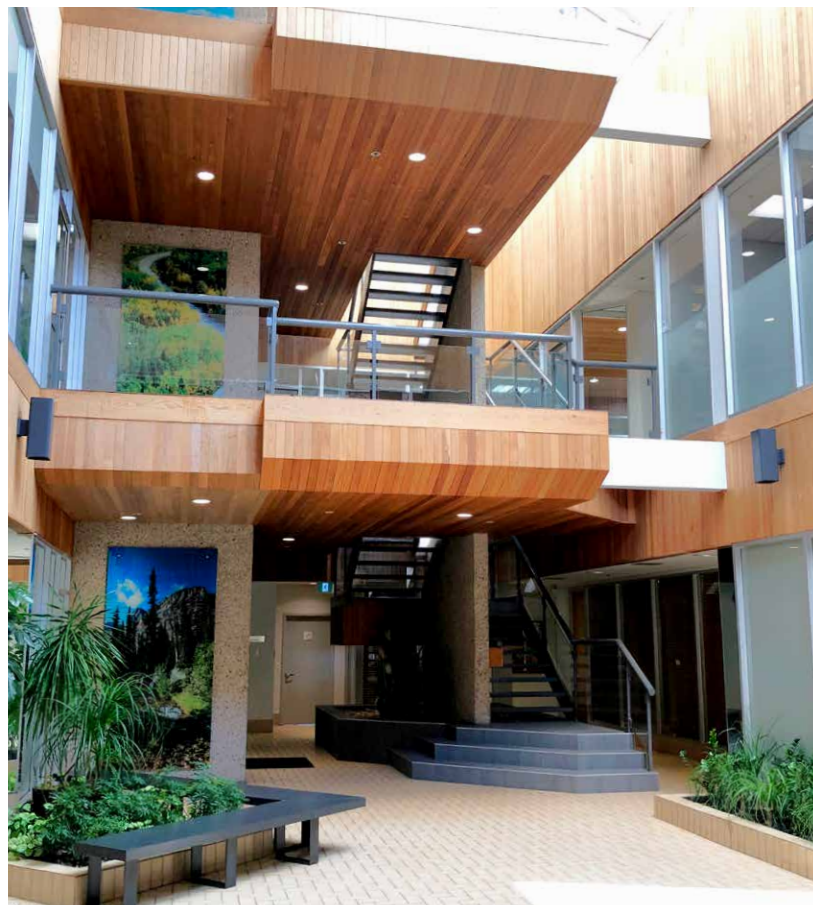
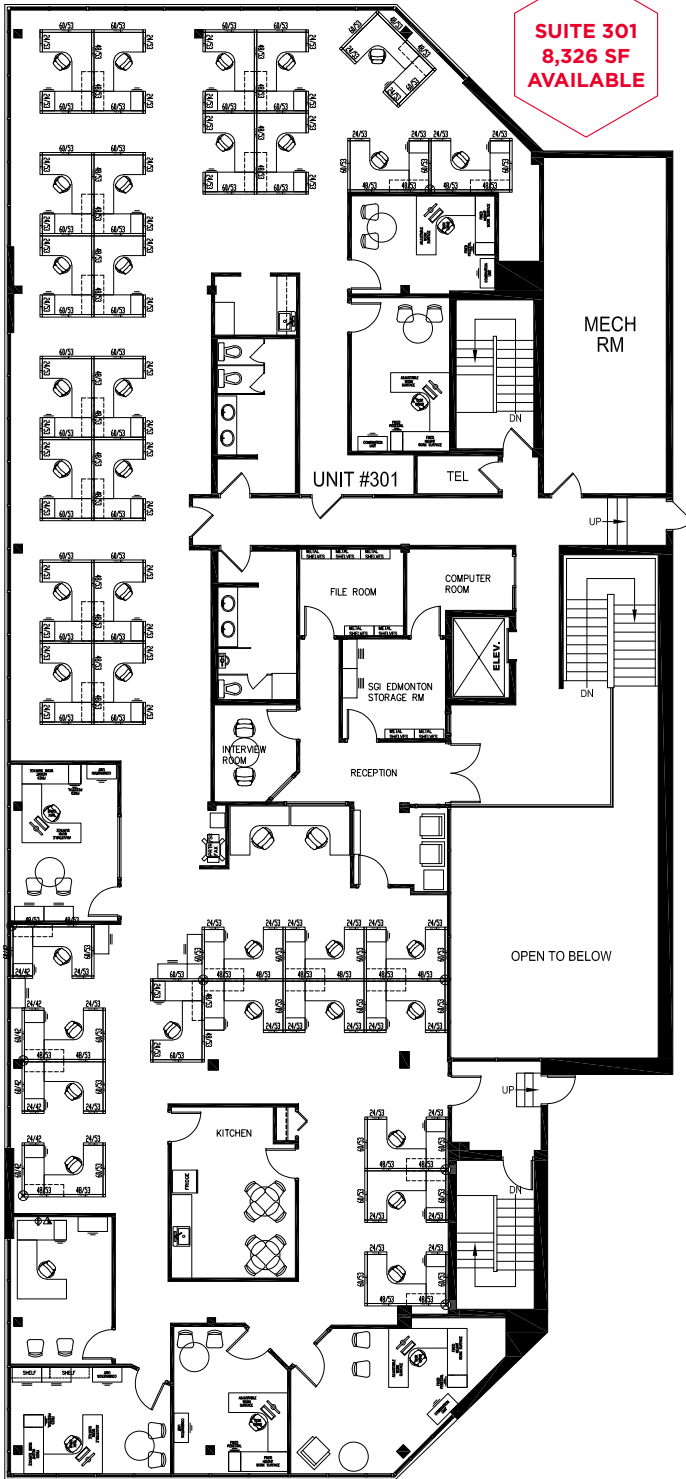
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Senior Associate
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Third Floor Plan



Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Scott Vreeland
Senior Associate
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scott.vreeland@cwedm.com

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Associate
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nicholas.hrebien@cwedm.com

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