

For Lease
Ortlieb Block
Brand New Development



10336 Whyte Avenue

Edmonton, Alberta

Property Highlights:

- Brand new development in the heart of Whyte Avenue
- Ideal for a variety of retail, medical and office users
- Programmable and fobbed elevator in building
- Ready for Tenant Improvements
- Flexible size options available from 1,082 sq.ft.± up to 5,080 sq.ft.±
- Alleyway concept space available at low rates

**40%
LEASED**

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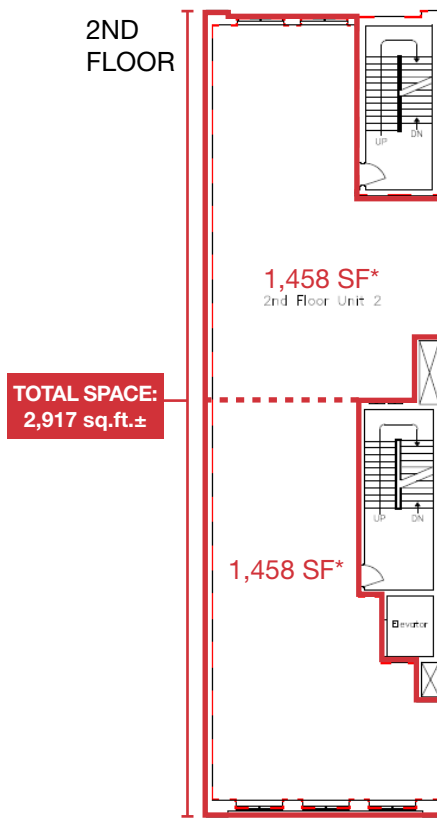
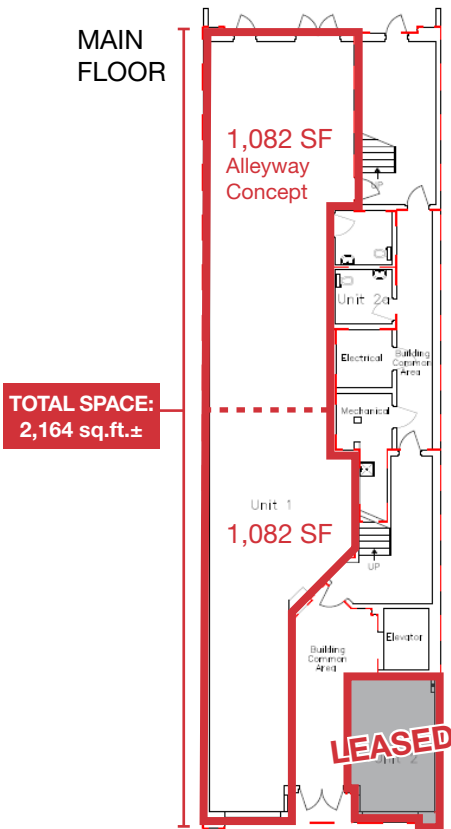


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Additional Information:

SIZE	1,082 sq.ft.± up to 5,080 sq.ft.±
LEGAL DESCRIPTION	Lot 8, Block 68, Plan I
ZONING	DC1 (Direct Development Control Provision)
LEASE RATES	Main (2,164 sq.ft.±): \$27.00 - \$45.00/sq.ft./annum 2nd (1,082-2,917 sq.ft.±): \$27.00/sq.ft./annum
OPERATING COSTS	\$15.67/sq.ft. (2018 estimate) includes property taxes, building insurance, common area maintenance, management fees and water.
TENANT IMPROVEMENT ALLOWANCE	Negotiable



*Demising options can be adjusted to fit Tenant's size needs.

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