

FOR LEASE

WINFIELD INDUSTRIAL

NAI Commercial

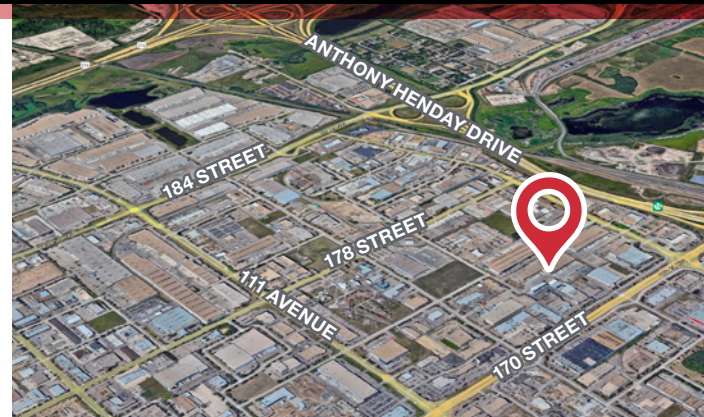
**LANDLORD WILL PROVIDE
TI ALLOWANCE**



17304 - 116 AVENUE | EDMONTON, AB | SECOND FLOOR OFFICE

PROPERTY HIGHLIGHTS

- 3,652 sq.ft.± second floor office
- Plenty of on-site parking
- Quick access to 170 Street, Yellowhead Trail, and Anthony Henday



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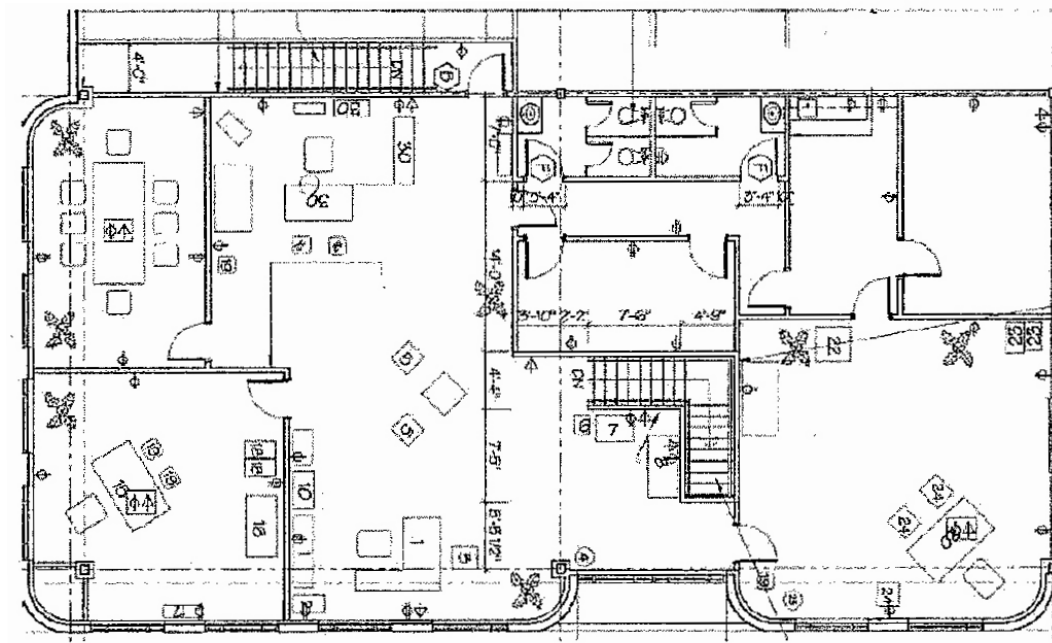
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ADDITIONAL INFORMATION

SIZE AVAILABLE	3,652 sq.ft.± second floor
LEGAL DESCRIPTION	Plan: 0125146; Block: 1; Lot: 24B
ZONING	IM
AVAILABLE	Immediately
HEATING	RTU in office and overhead unit in warehouse
LIGHTING	T5H0
PARKING	Parking onsite
LEASE RATE	\$8.00/sq.ft./annum
OPERATING COSTS	\$6.52/sq.ft./annum plus management fee (2025 estimate) includes common area maintenance, property taxes, building insurance and water



2ND FLOOR





Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



NAI Commercial is a market-leading, full service commercial real estate brokerage providing exceptional service and expertise in Edmonton and surrounding areas since 1966. We are your ideal partner given our depth of local market knowledge and the transaction volume we close on year after year for our clients.

We build our network of successful relationships based on trust and loyalty, and many of our clients choose to deal with us exclusively for all their commercial real estate needs. We offer trusted advice in Edmonton, across Canada and around the world.