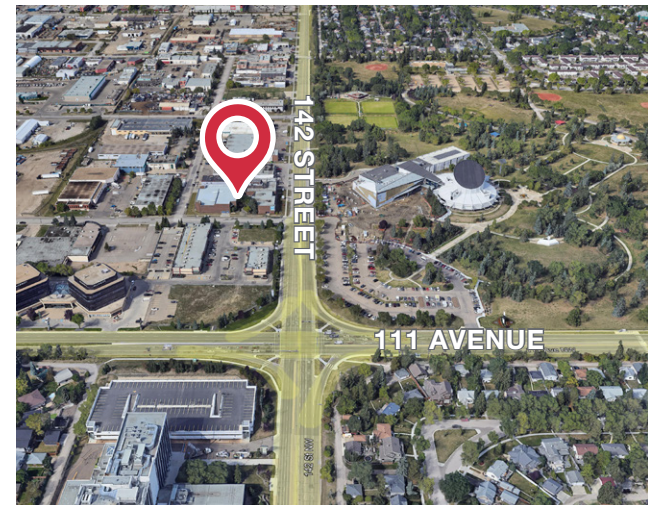




14220 - 112 AVENUE | EDMONTON, AB | OFFICE SPACE

PROPERTY DESCRIPTION

- Two spaces available - 839 sq.ft.± and 2,066 sq.ft.±
- Building amenities include Covered parking and building auditorium
- High level of security
- Recently upgraded Elevator
- Quick access to Yellowhead Trail, Stony Plain Road and St. Albert Trail
- Parking ratio is approximately 5 stalls per 1,000 sq.ft.



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ADDITIONAL INFORMATION

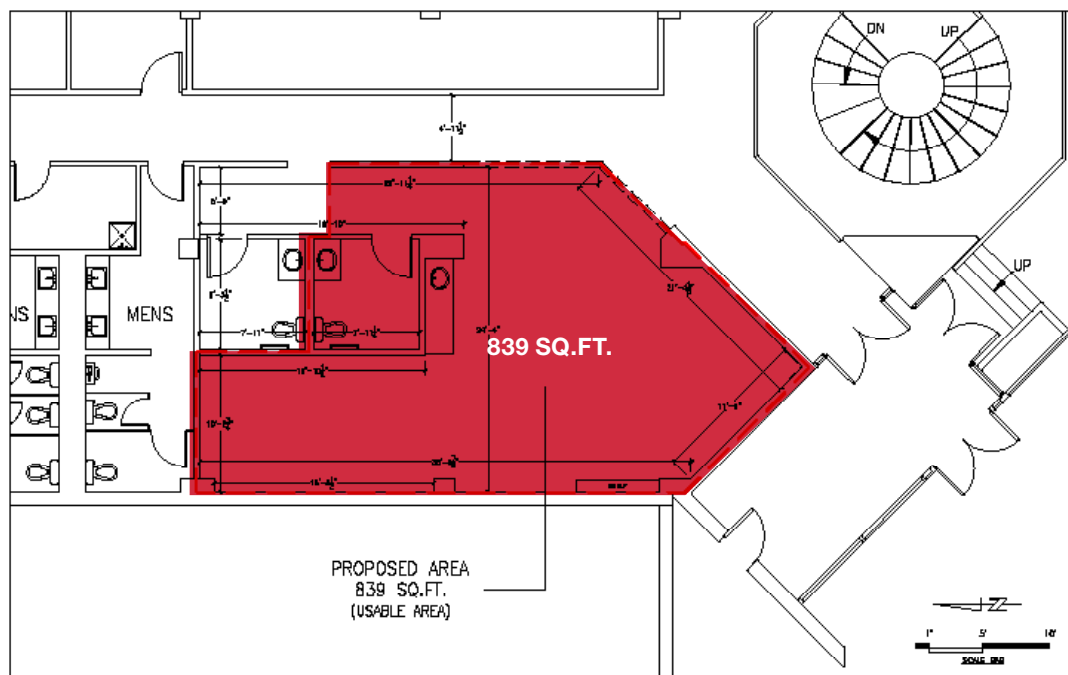
AREA AVAILABLE	Main floor - 839 sq.ft.± Basement - 2,066 sq.ft.±
LEGAL DESCRIPTION	Lot 1, Block 2, Plan 4990HW
ZONING	Business Employment (BE)
PARKING	192 total stalls at \$40.00 per stall per month
AVAILABLE	Immediately
TENANT IMPROVEMENT ALLOWANCE	Negotiable
NET LEASE RATE	Main floor: \$10.00/sq.ft./annum Basement: \$6.00/sq.ft./annum
LEASE TERM	3-10 years
OPERATING COSTS	\$13.40/sq.ft./annum (2026 estimate) includes common area maintenance, building insurance, and management fees



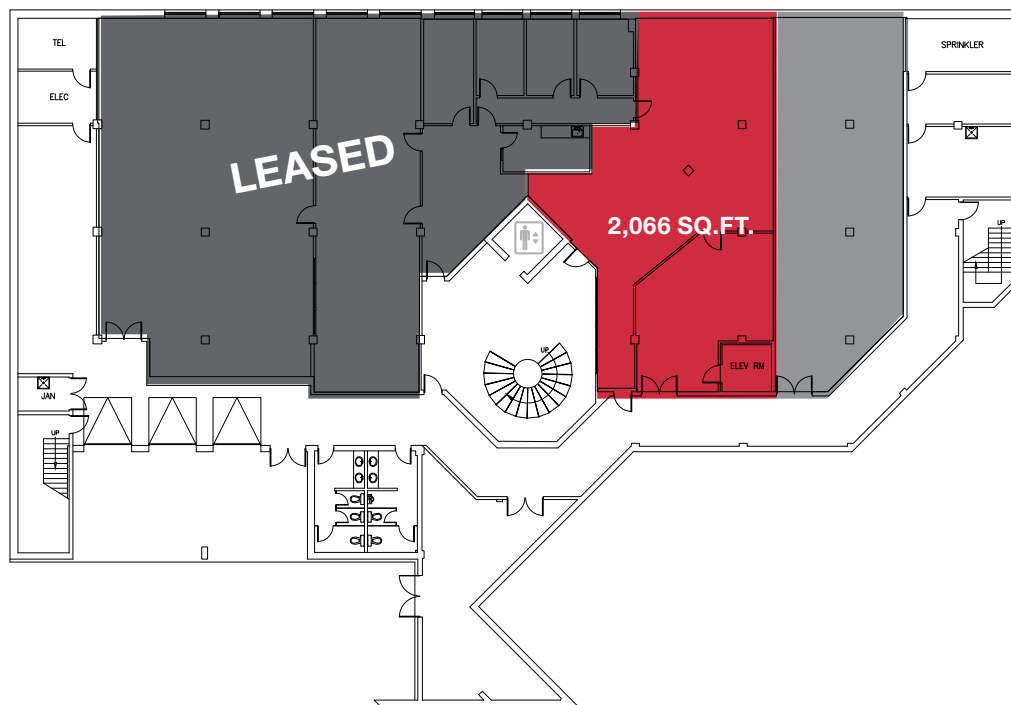
MAIN FLOOR

AREAS AVAILABLE

FLOOR	SIZE
Main	839 sq.ft.±
Basement	2,066 sq.ft.±



BASEMENT



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