

**FOR LEASE**

**CARDINAL PROFESSIONAL BUILDING**

**NAI**Commercial

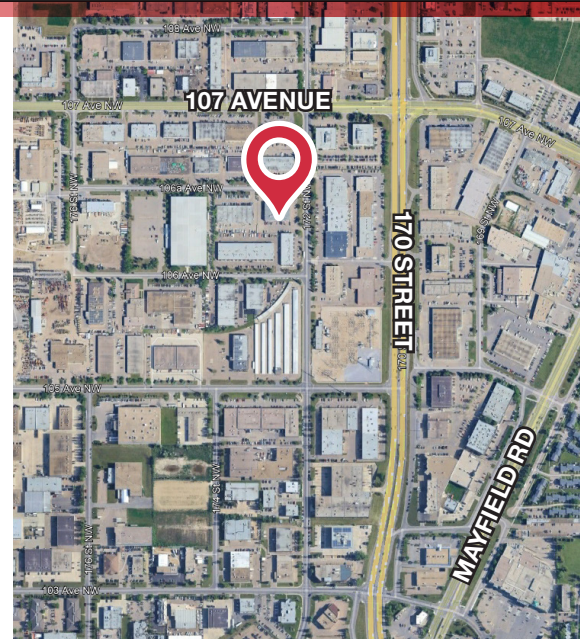


**17205 - 106A AVENUE | EDMONTON, AB |**

**Showsuite and Main Floor  
Office Opportunities**

#### PROPERTY DESCRIPTION

- 2,953 sq.ft.± & 3,147 sq.ft.± available immediately
- Professional office building located on corner of 172 Street and 106A Ave
- Close proximity to many retail amenities such as Fifendekel, Ever on 170th and Westlink Park, plus ETS bus stop
- Telus Fibre available
- Ample surface parking
- Professional managed by Canderel



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NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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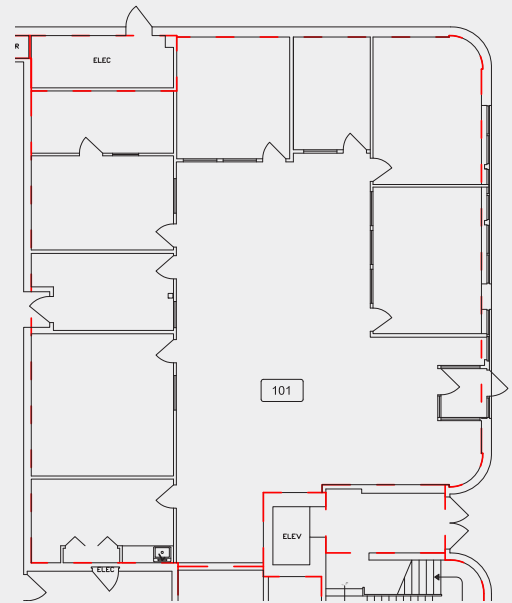


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## SUITE 101

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AREA AVAILABLE    | 3,147 sq.ft.±                                                                                                                                                                                 |
| LEGAL DESCRIPTION | Plan 7621205 Block 5 Lot 1                                                                                                                                                                    |
| ZONING            | IM (Medium Industrial)                                                                                                                                                                        |
| AVAILABLE         | Immediately                                                                                                                                                                                   |
| YEAR BUILT        | 1979                                                                                                                                                                                          |
| NET RENTAL RATE   | \$12.00/sq.ft./annum                                                                                                                                                                          |
| OPERATING COSTS   | \$12.92/sq.ft./annum (2026 estimate)<br>Includes proportionate share of property taxes, building insurance, common area maintenance and management. Utilities included (gas, water and power) |



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



LOBBY

LOBBY



SUITE 101



SUITE 101



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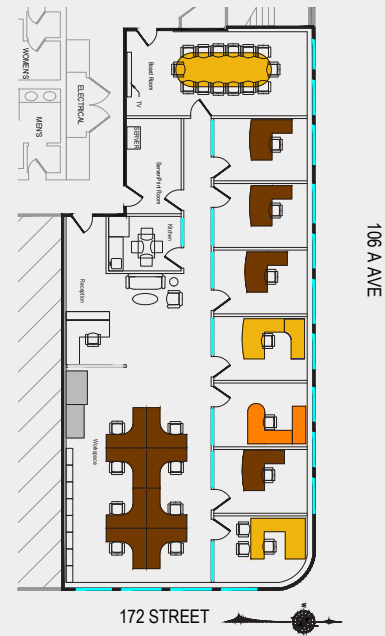
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6326 DB26



## SUITE 204

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AREA AVAILABLE    | 2,953 sq.ft.±                                                                                                                                                                                 |
| LEGAL DESCRIPTION | Plan 7621205 Block 5 Lot 1                                                                                                                                                                    |
| ZONING            | IM (Medium Industrial)                                                                                                                                                                        |
| AVAILABLE         | Immediately                                                                                                                                                                                   |
| YEAR BUILT        | 1979                                                                                                                                                                                          |
| NET RENTAL RATE   | \$12.00/sq.ft./annum                                                                                                                                                                          |
| OPERATING COSTS   | \$12.92/sq.ft./annum (2026 estimate)<br>Includes proportionate share of property taxes, building insurance, common area maintenance and management. Utilities included (gas, water and power) |



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



SUITE 204



SUITE 204



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