

FOR LEASE

CARDINAL PROFESSIONAL BUILDING

NAICommercial

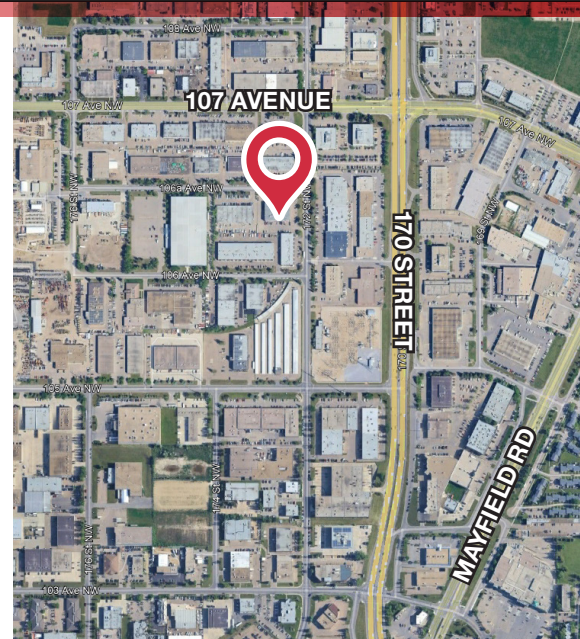


17205 - 106A AVENUE | EDMONTON, AB |

**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.
- Ample surface parking
- Professional managed by Canderel



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NAI COMMERCIAL REAL ESTATE INC.
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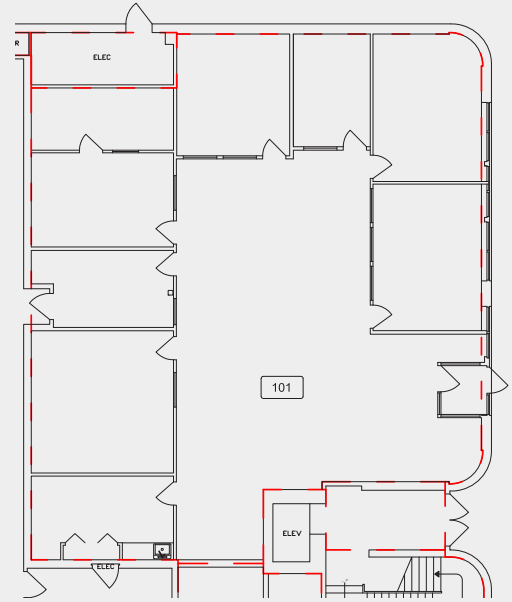


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SUITE 101

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) 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



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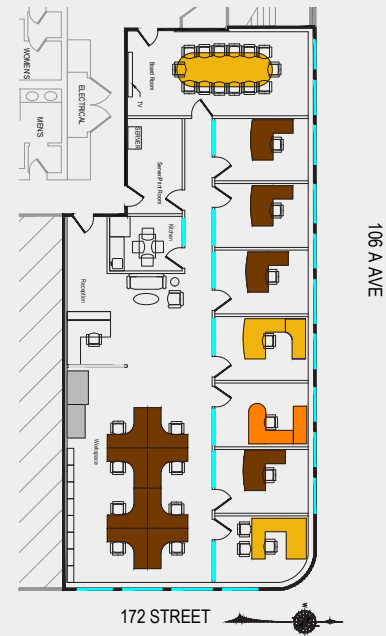


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SUITE 204

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) Includes proportionate share of property taxes, building insurance, common area maintenance and management. Utilities included (gas, water and power)



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SUITE 204



SUITE 204



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