

**AVISON
YOUNG**

OFFICE, MEDICAL,
AND SELECT RETAIL
AVAILABLE

Currents Office Campus



EXISTING HIGH-END OFFICE AVAILABLE AND NEW 36,000 SF OFFICE/RETAIL FOR PRE-LEASE



Convenient access, located immediately off of the Anthony Henday



Flexible sizes available in new building



Reputable, market leading developers, Harvard & Cameron Developments



Surface and underground parking



Located in direct proximity to the new, growing, and affluent southwest area

GET MORE INFORMATION

Karnie Vertz

Principal
+1 780 938 7551
karnie.vertz@avisonyoung.com

Peter Schwann

Principal
+1 780 970 7228
peter.schwann@avisonyoung.com

avisonyoung.com

BUILDING 1

Area: Suite 209: 1,285 SF
Suite 301: 1,900 SF
Suite 302: 4,521 SF
**building signage available*

Available: Immediately

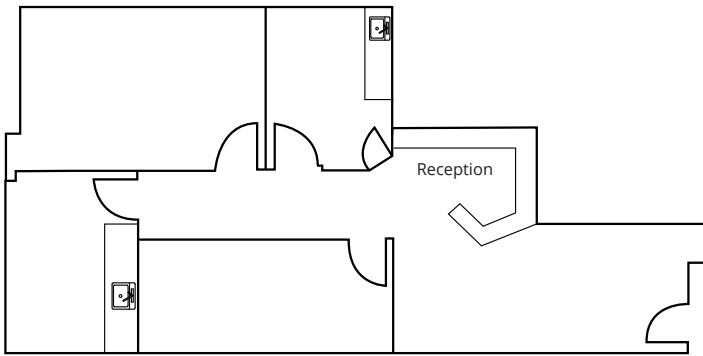
Basic Rent: \$28.00 - \$30.00 psf

Additional Rent: \$15.02 psf
+ administrative fees

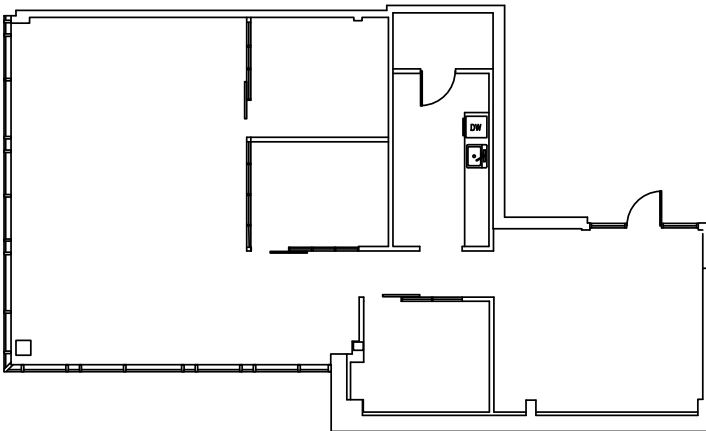
Parking: 3/1,000 sf above ground
1/1,200 sf underground
\$150 per underground
stall per month



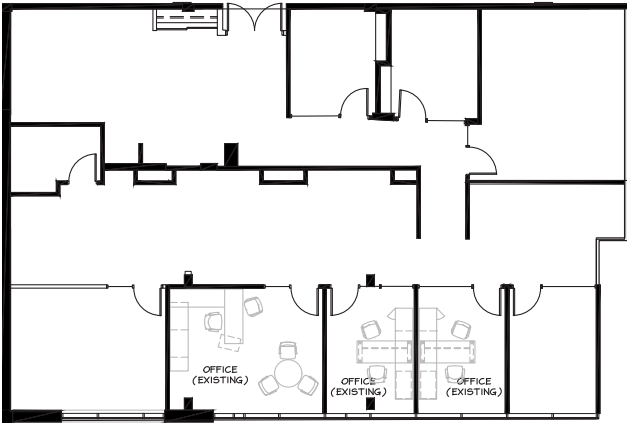
SUITE 209 | 1,285 SF



SUITE 301 | 1,900 SF



SUITE 302 | 4,521 SF



BUILDING 2 (Pre-leasing)

Area: Main 12,000 sf
2nd 12,000 sf
3rd 12,000 sf
Total 36,000 sf

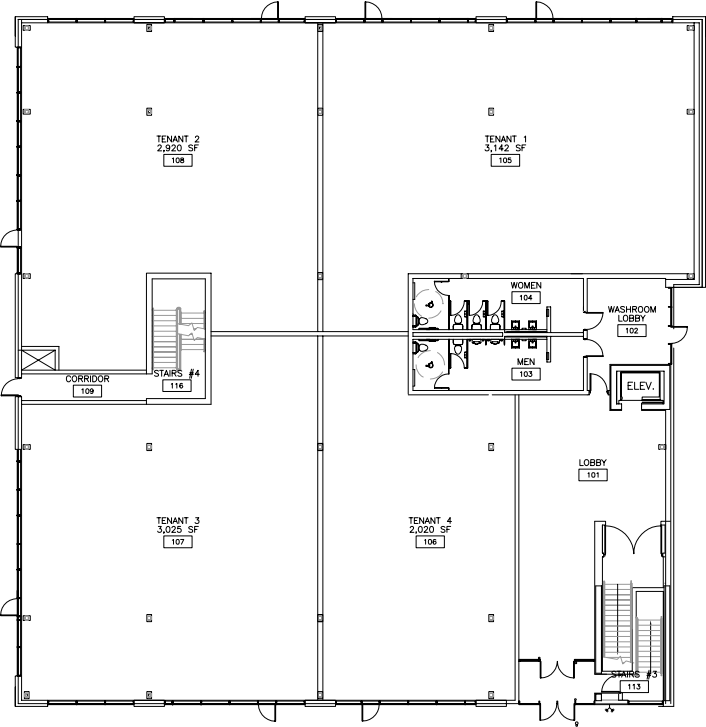
Available: Fall 2027

Basic Rent: \$33.00 - \$35.00 psf

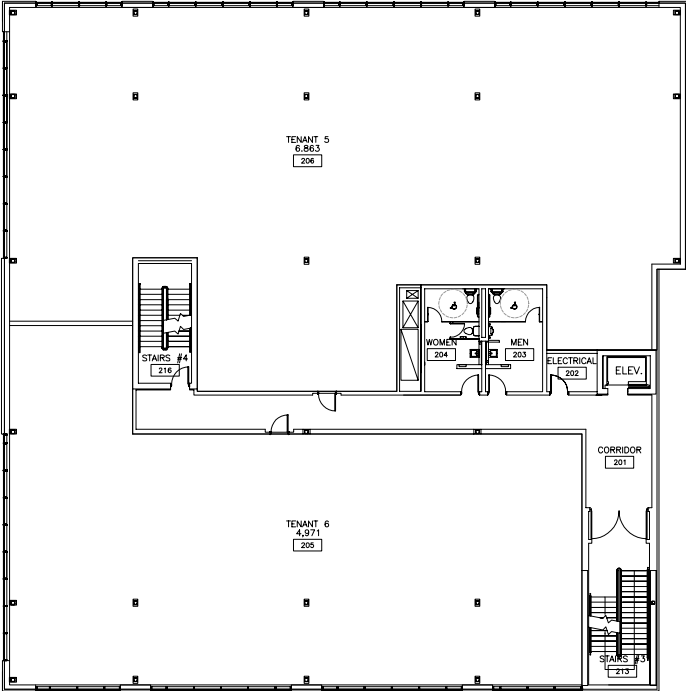
Additional Rent: \$15.02 psf
+ administrative fees

Parking: 3/1,000 sf above ground
1/1,200 sf underground
\$150 per underground
stall per month

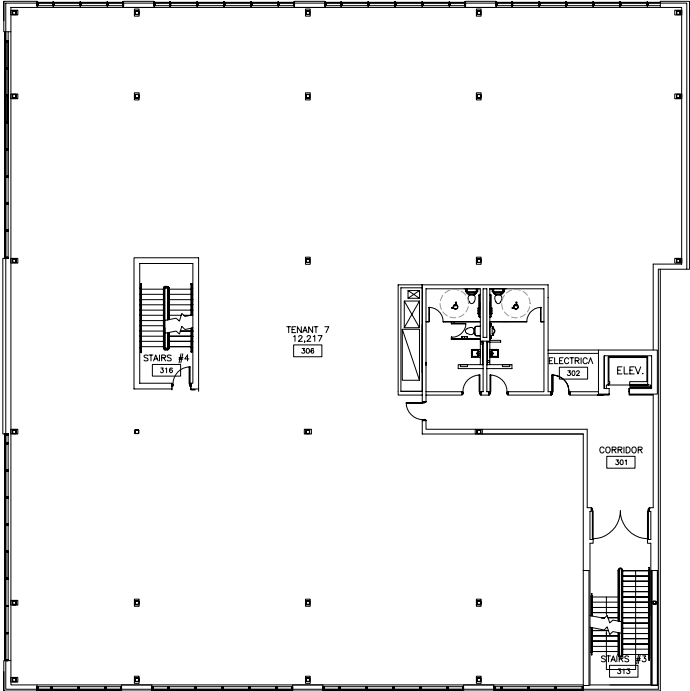
FLOOR 1 | 12,000 SF



FLOOR 2 | 12,000 SF



FLOOR 3 | 12,000 SF



**Conceptual subdivision plans*





Anthony Henday Dr.

1

2

Peter Schwann
Principal
+1 780 970 7228
peter.schwann@avisonyoung.com

AVISON YOUNG