

FOR LEASE

10,680 SF± OFFICE/WAREHOUSE

NAICommercial



17509 - 109A AVENUE | EDMONTON, AB | GRADE LOADING

PROPERTY HIGHLIGHTS

- 10,680 sq.ft.± office/warehouse unit with prominent corner exposure
- Functional two-story, modern office build-out with reception, ten (10) private offices, boardroom, multiple open office areas, staff lunchroom, multiple washrooms, and an open warehouse with additional office and storage space
- Three (3) grade loading doors
- Fibre optic connectivity
- Storage yard area available
- Close proximity to 170 Street, 184 Street and Yellowhead Trail

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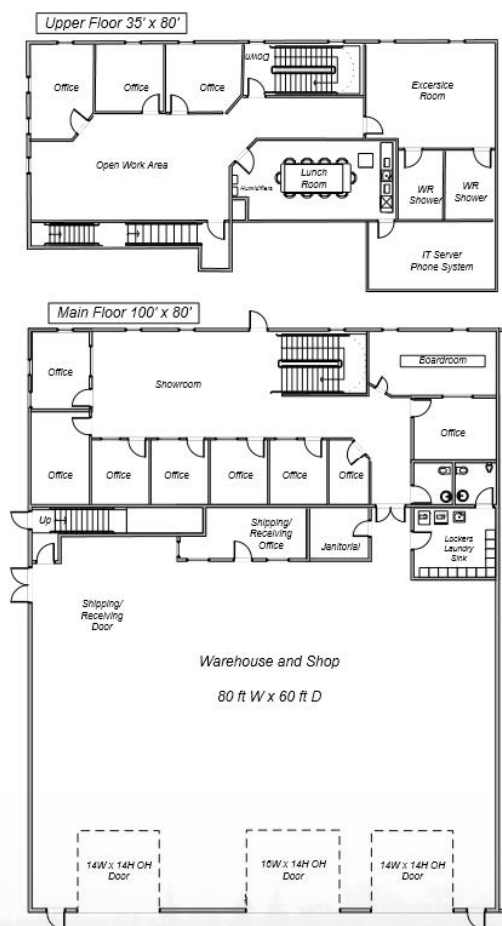
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 0820602 Block 3 Lot 6
SIZE AVAILABLE	5,500 sq.ft.± Warehouse 2,500 sq.ft.± Office (First floor) 2,680 sq.ft.± Office (Second floor) 10,680 sq.ft.± Total
SITE/YARD SIZE	0.62 acres
ZONING	BE - Business Employment Zone
AVAILABLE	December 1, 2026
YEAR BUILT	2007
CEILING HEIGHT	24' exterior side
HEATING	Warehouse: Radiant Offices: Roof top units
POWER	225 amp, 3 phase service (two panels) (TBC)
LIGHTING	Fluorescent lighting throughout
PARKING	Paved parking area in the front of Premises
LOADING	Grade (2) (14' x 14') Grade (1) (16' x 14')
OFFICE SIZE	5,180 sq.ft.± (Office over 2 floors)
LEASE RATE	\$14.50/sq.ft./annum
OPERATING COSTS	\$6.58/sq.ft./annum (2026 Estimate) includes common area maintenance, building insurance, property taxes and management fees



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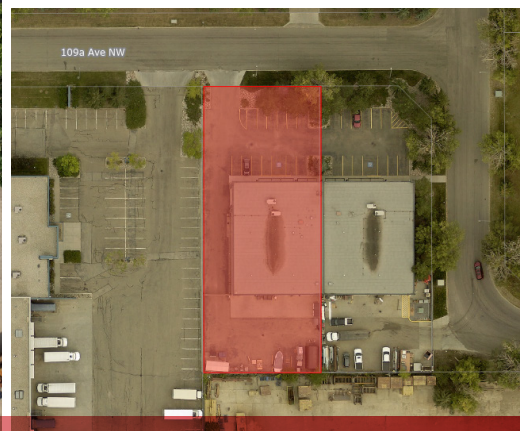
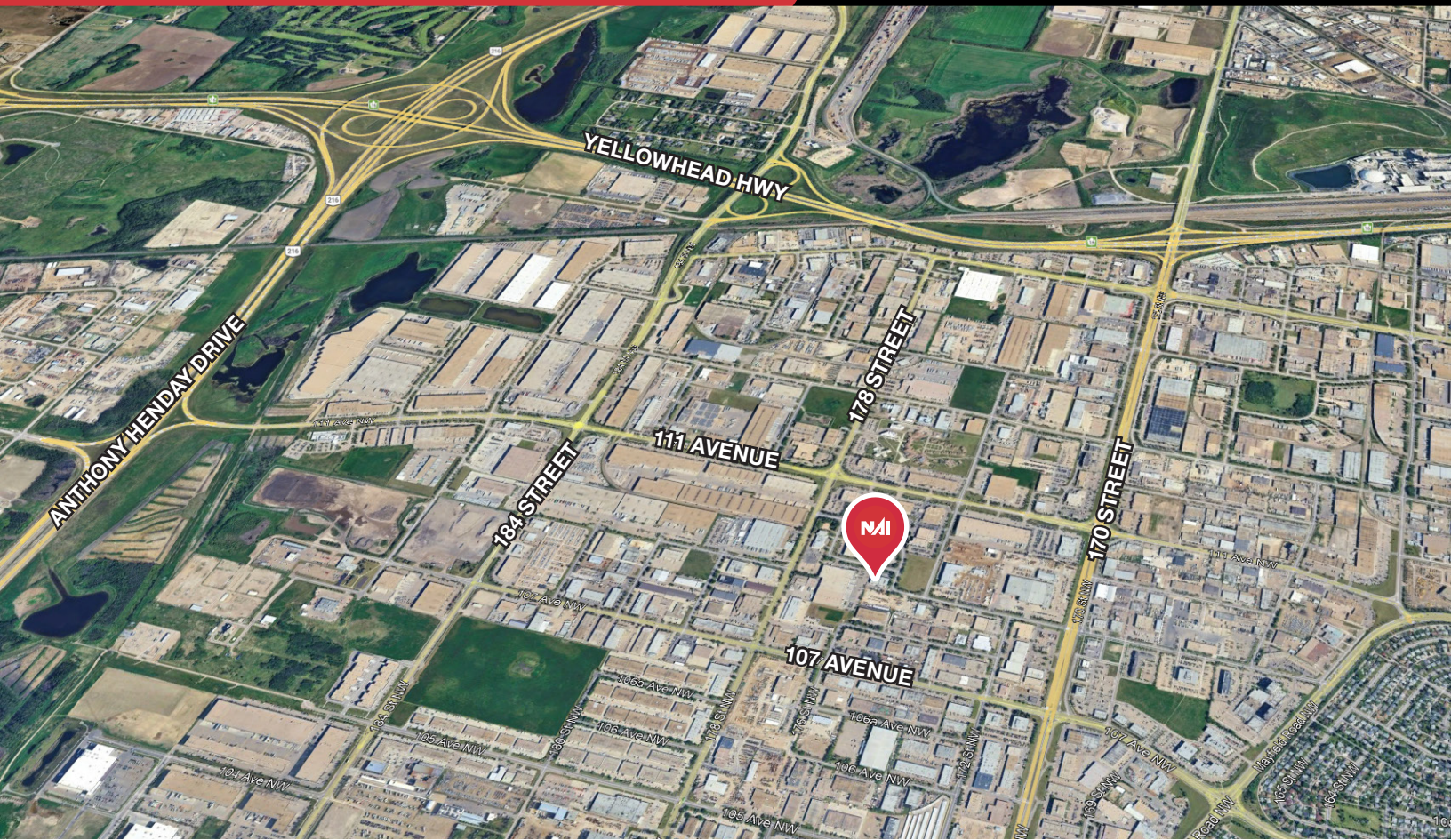
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