

# FOR LEASE

10217 - 106 STREET, EDMONTON, AB


±2,154 SQ. FT.



**KNOL BUILDING OFFICE SPACE**

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

 [www.lizotterealestate.com](http://www.lizotterealestate.com)

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## KNOL BUILDING OFFICE SPACE

### Property Information

**Municipal Address:** 10217 106 Street, Edmonton, AB

**Size:** 2nd Floor #200 ±2,154 Sq. Ft.

**Zoning:** UW (Urban Warehouse)

**Parking:** Designated underground and tandem surface available, Impark across the street

**Possession:** Immediate/negotiable

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**Lease Rate:** \$12.00/Sq. Ft.

**Op Costs:** \$12.78/Sq. Ft. (+ janitorial)

### PROPERTY HIGHLIGHTS

- Turnkey office spaces available immediately
- Elevator access throughout the building
- Floor-to-ceiling windows and modern finishes in a place
- Underground parking available
- Ideal office tenants include lawyers, accountants, professionals, chiropractors, real estate



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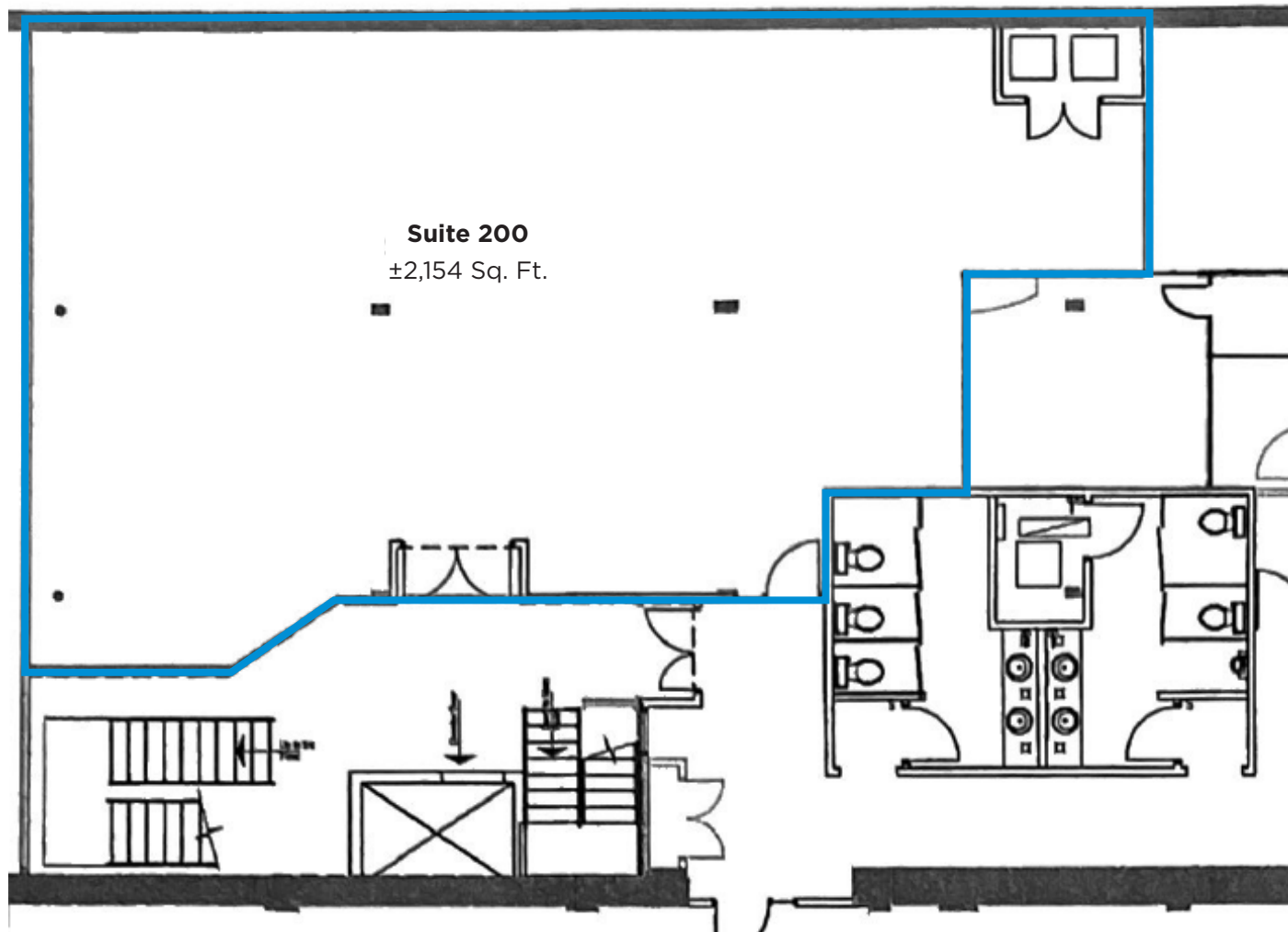
## KNOL BUILDING OFFICE SPACE



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### SECOND FLOOR PLAN



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