

Building 1



Space Highlights

- Available March 1, 2027
- Features premium office buildout
- Rare corner location with abundant glazing
- Exposure to Roper Road
- Dock and drive-in loading

Building Specifications

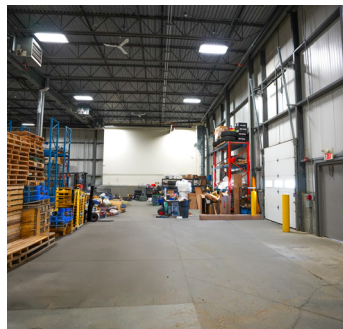
- BE zoning
- 65,584 SF total building area
- 120'-0" truck court
- 160' building depth
- 39'6" x 32' typical column grid
- 24' clear height
- 22 non-exclusive car parking stalls
- Power: 400A, 347/600V
- T5 lighting
- ESFR sprinklers
- 6" concrete floor slab with steel fibre
- 35,000 lbs mechanical leveler
- 1 MAU (11,000 CFM)
- Gas detection system

Area Available: 16,960 SF available area
(2,200 SF office area)

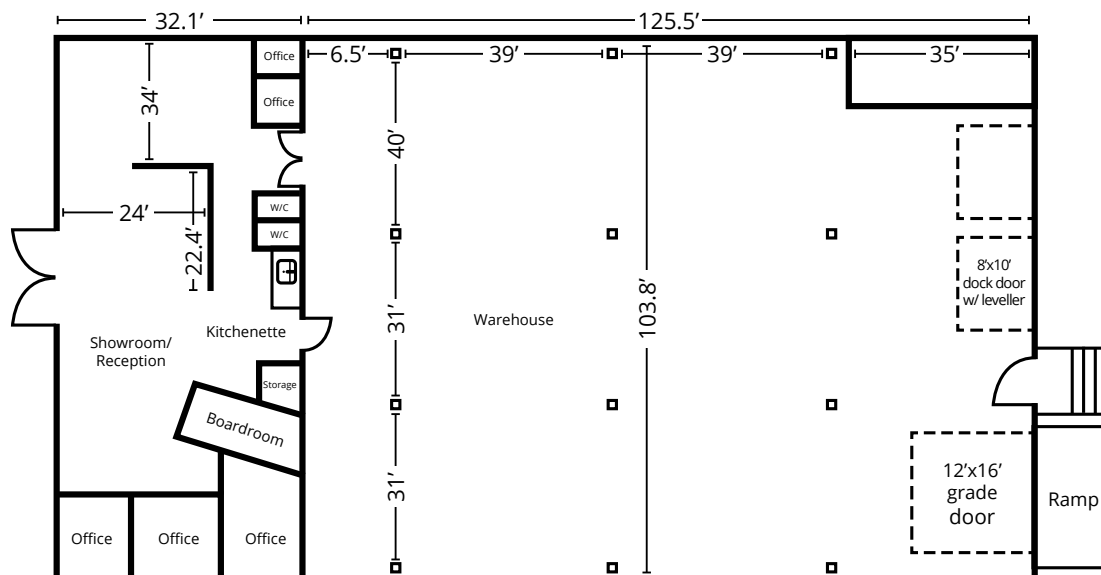
Additional Costs: \$6.86 PSF (2026)
Excluding water & management fee

Loading: 2 dock, 1 drive-in grade loading doors

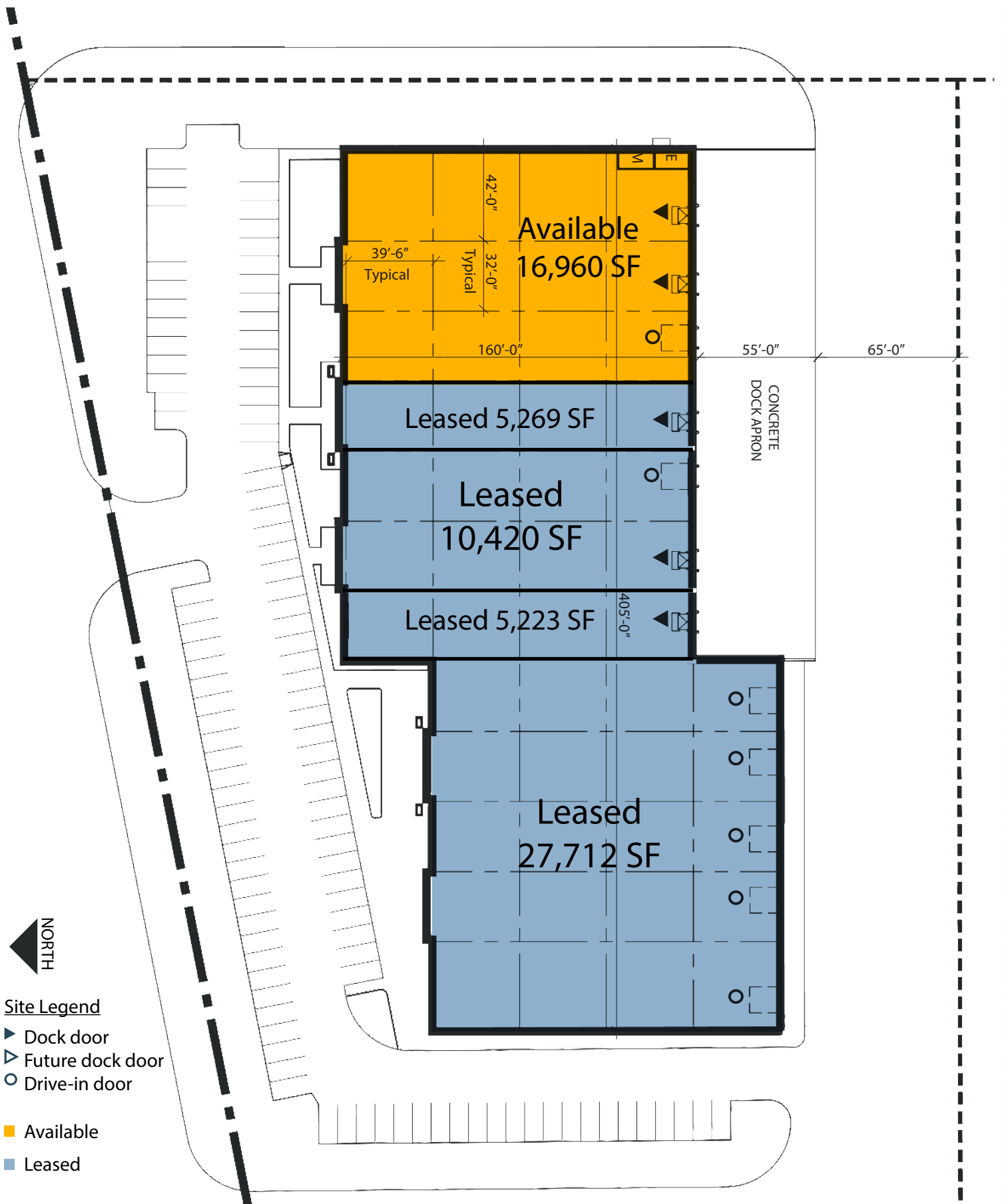
Asking Rate: Market



Floor Plan



*This floorplan is not to scale



For more information

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