

# FOR LEASE

2,120 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC

NEW YEAR  
MUST SEE



FULL FEES  
AVAILABLE

PRICE REDUCED!

\$16.00/SF TURN-KEY SPACE

16815 - 117 Avenue, Edmonton, AB

## PARK WEST OFFICE SPACE

### Property Highlights

- Main floor street exposure
- Bright space in professional building
- LED lighting
- New mechanical
- Underground parking available
- Close proximity to Yellowhead Trail, Anthony Henday Drive and 170 St
- Ample street parking
- Turn-key package available



780.488.0888



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



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



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# FOR LEASE

## Park West Office Space

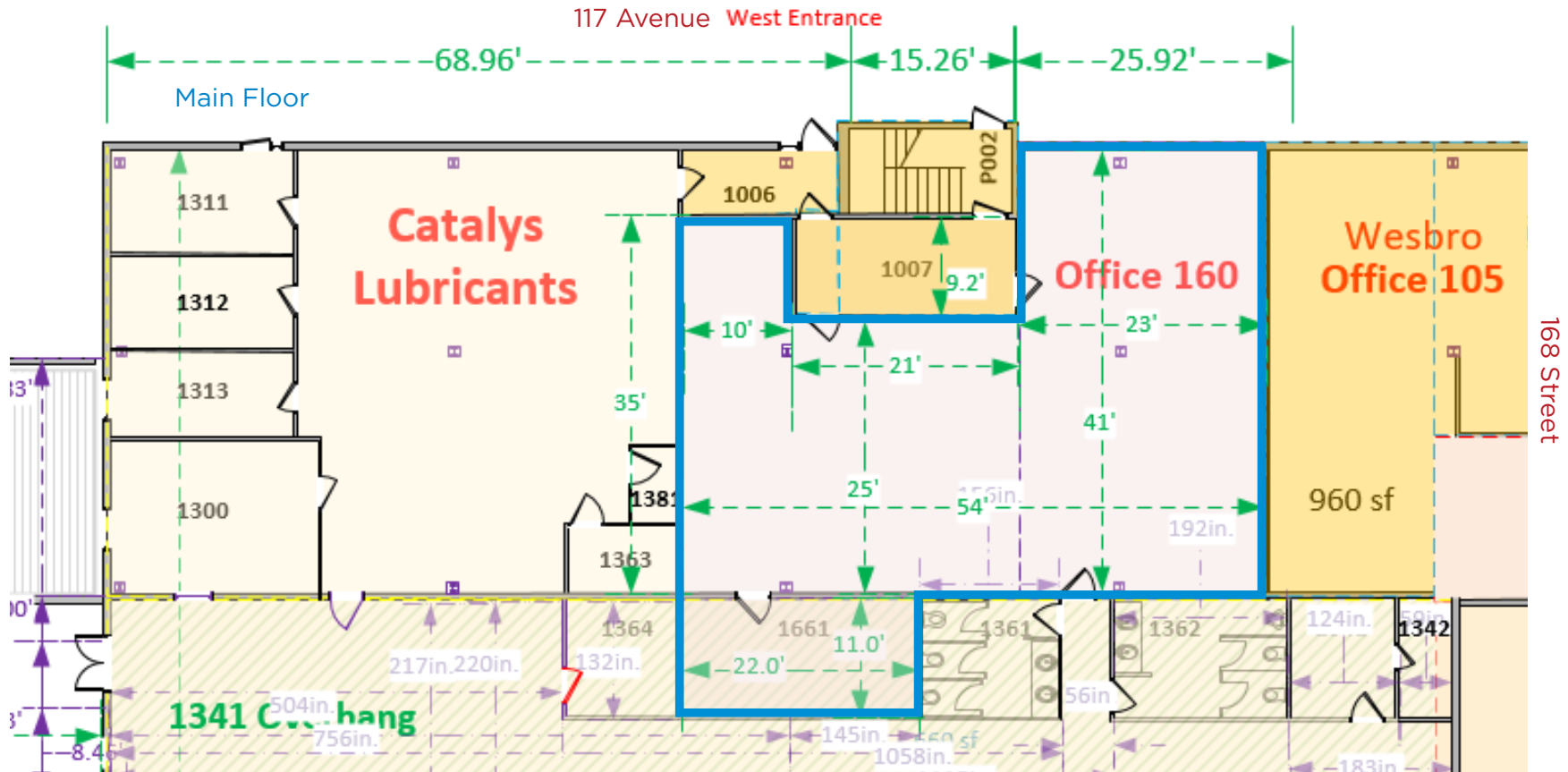
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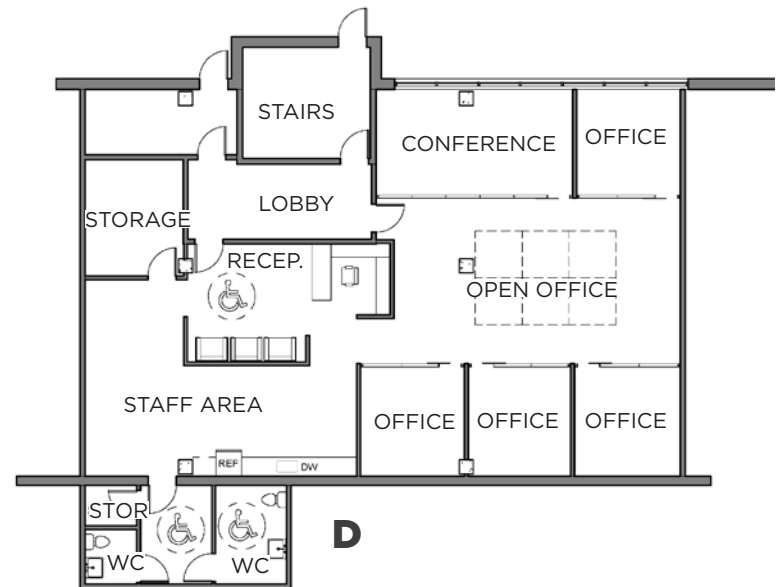
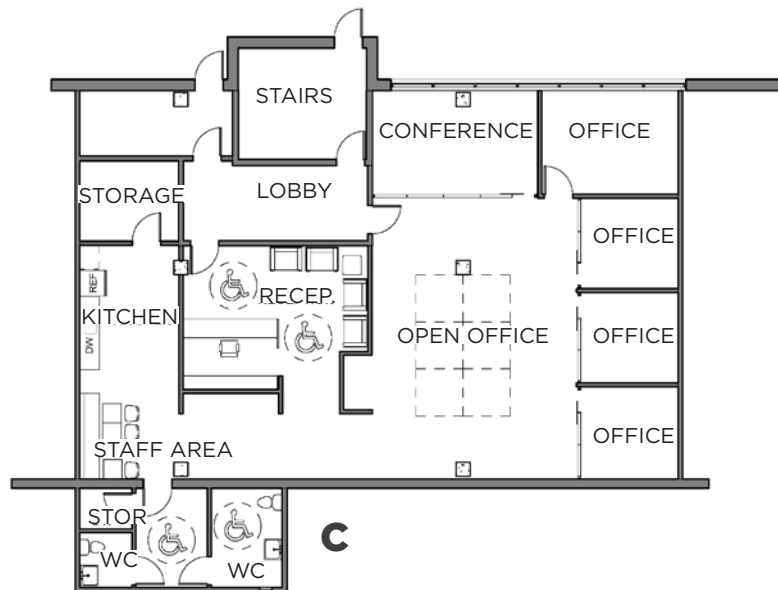
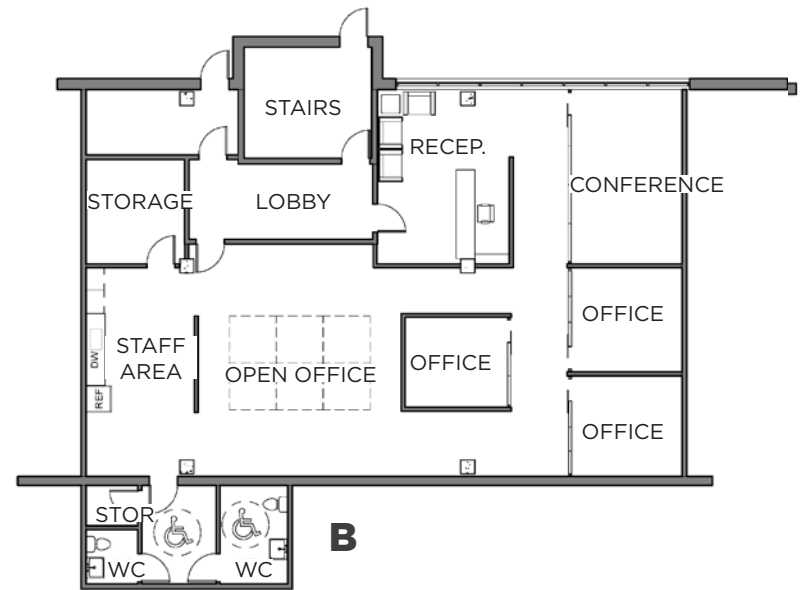
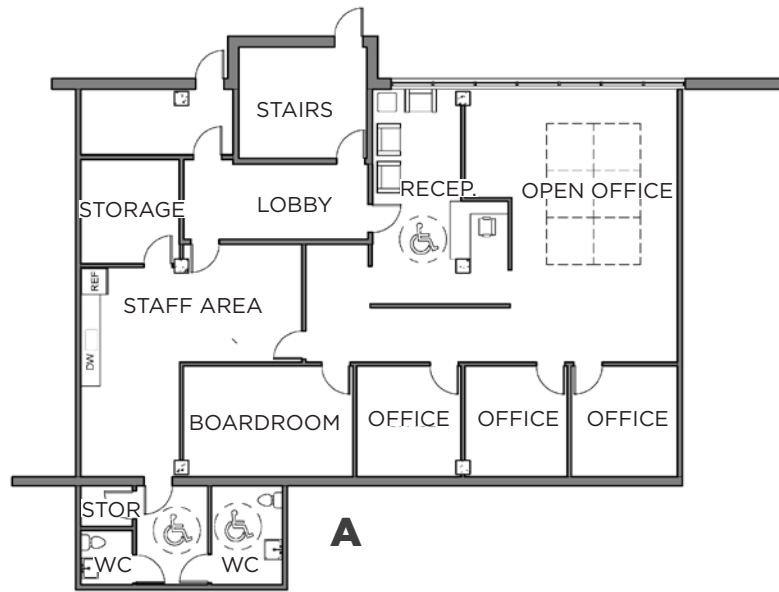
# Floor Plan

## Unit 160 2,120 SF

Street Level, 240 SF storage/washroom  
Can be split, 200 SF lobby, large outside windows



# SAMPLE TURNKEY LAYOUTS



\*More options available



# FOR LEASE

## Park West Office Space

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### Property Information

**Municipal Address:** 16815 - 117 Avenue, Edmonton, AB

**Legal Address:** Lot 179, Block 8, Plan 3942MC

**Main Floor Size:** Unit 160 2,120 Sq. Ft. (+/-)  
**Office/Retail Space**

**Zoning:** IB (Business Industrial)

**Parking:** Ample

**Possession:** Immediate

### Contact

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**Gross/Net Rate:** Main Floor | ~~\$20.00~~ \$16.00 Gross

