

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



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



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Park West Office Space

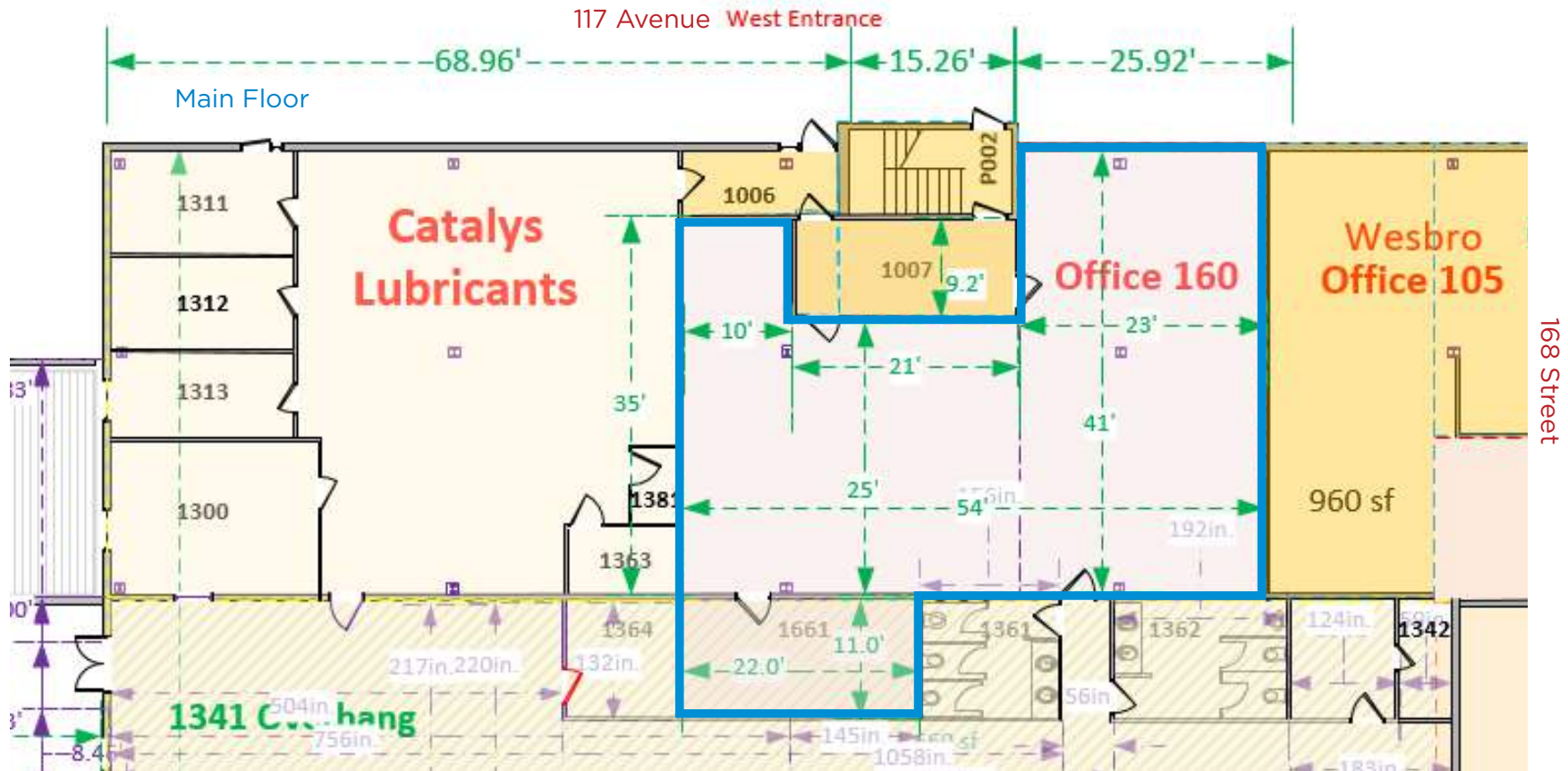
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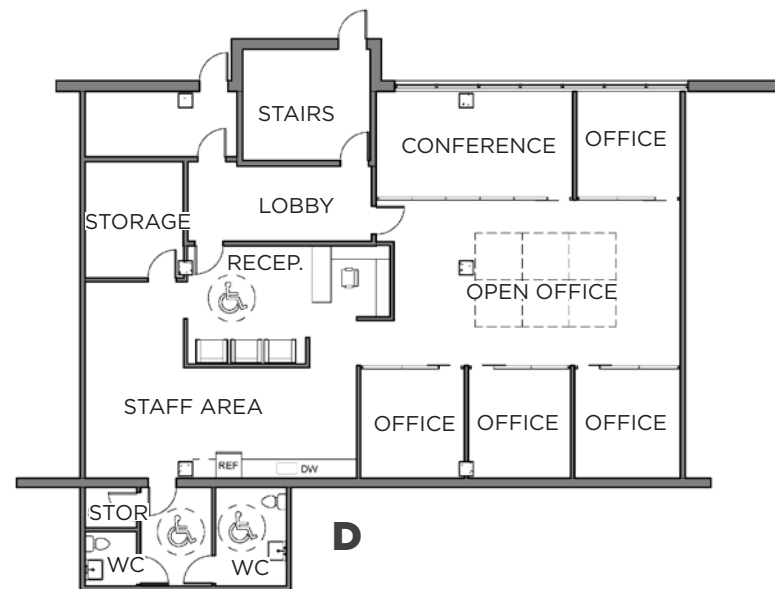
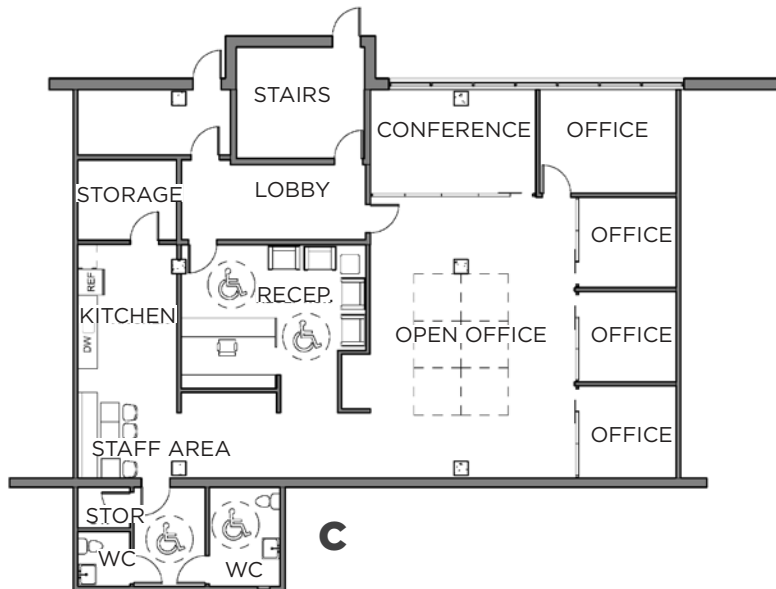
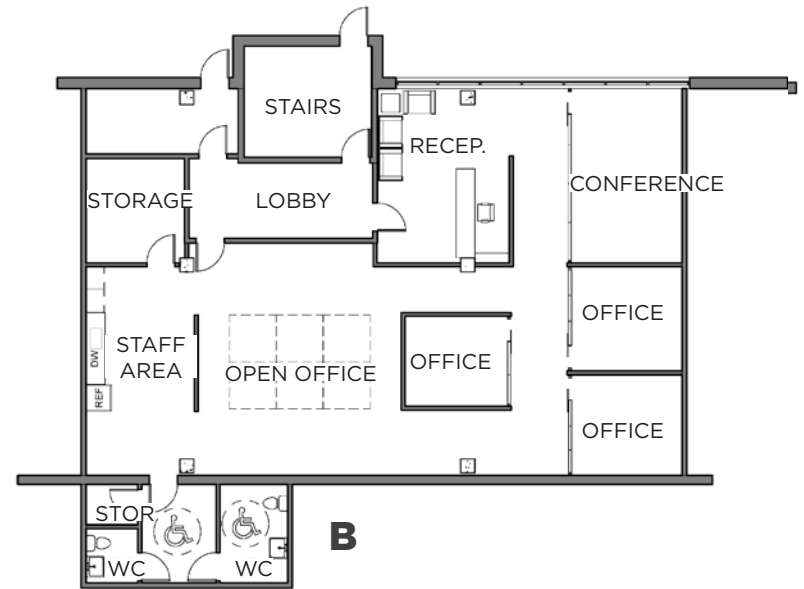
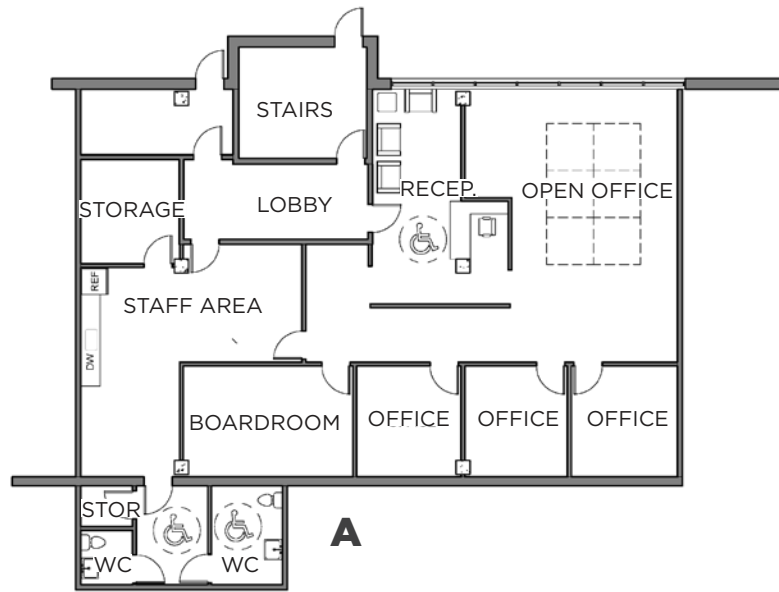
Floor Plan

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

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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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Tom Dean

Associate

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

