

FOR LEASE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



16815 - 117 Avenue, Edmonton, AB
575 Sq.Ft - 2,680 Sq.Ft. (+/-)

Park West Office Space

Property Highlights

- Move-in ready office space
- Elevator access and underground parking available
- Close proximity to Yellowhead Trail, Anthony Henday Drive and 170 Street
- Ample street parking
- Turn-key improvements available



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



www.lizotterealestate.com



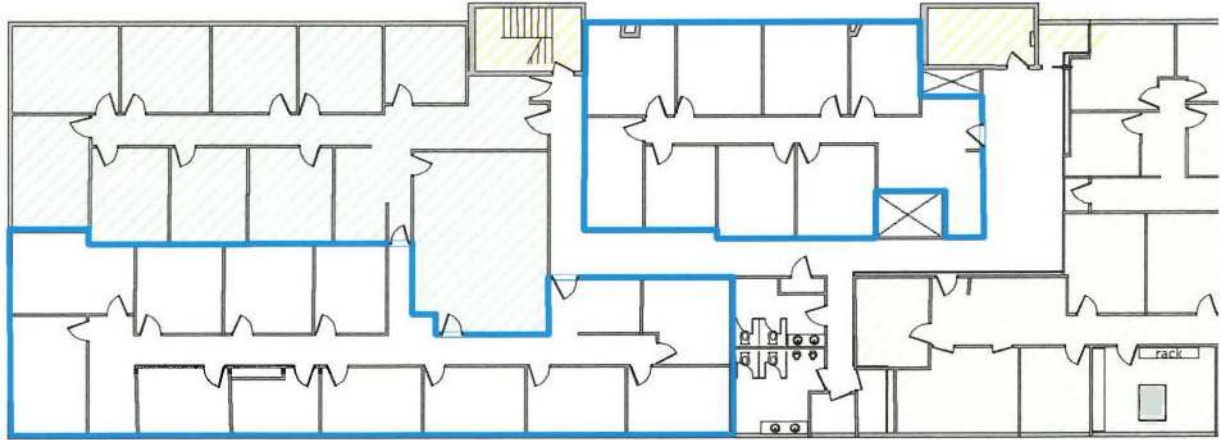
780.488.0888



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Park West Office Space

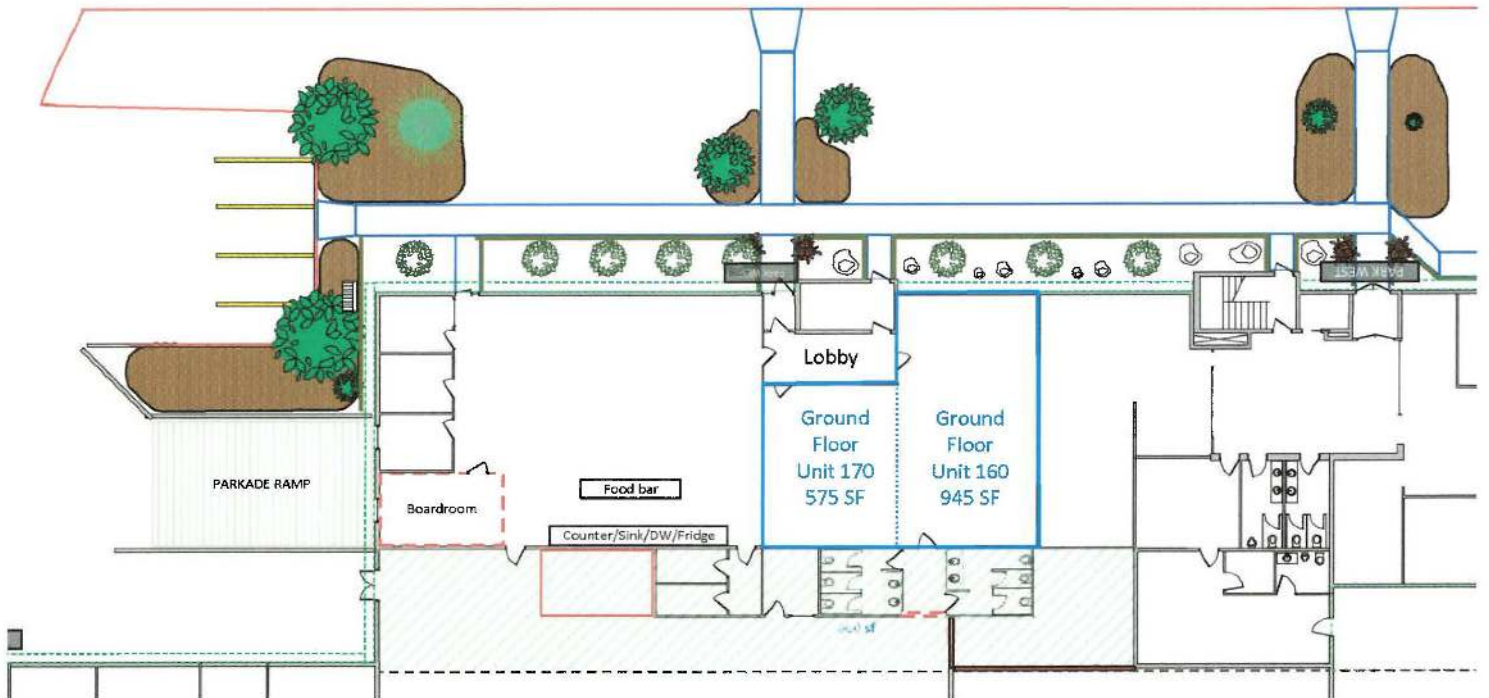
Unit 220 1692 sf
8 offices and kitchenette



Unit 240 2680 sf
11 offices, kitchenette, storage room

Second Floor

117 Avenue



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Contact

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Property Details

Address:	16815 - 117 Avenue, Edmonton, AB
Legal Description:	Lot 179, Block 8, Plan 3942MC
Size:	Unit 160 - 945 Sq.Ft. (+/-) Unit 170 - 575 Sq.Ft. (+/-) (UNITS 160 & 170 CONTIGUOUS UP TO 1,520 SQ.FT.) Unit 220 - 1,692 Sq.Ft. (+/-) Unit 240 - 2,680 Sq.Ft. (+/-)
Zoning:	IB
Gross Lease Rate:	Units 160/170 - \$20.00/Sq.Ft. All Inclusive Units 220/240 - \$14.00 Sq.Ft. All Inclusive



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