

# FOR LEASE

5,117 Sq. Ft. (+/-)

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**Unit 201, 10217 - 106 Street, Edmonton, AB**

## CORNER OFFICE

### Property Highlights

- Short term transition space
- Long Term Head lease opportunity
- Potential underground parking
- Ample surface parking can be made available
- Elevator access in building
- Sublease term expires December 31, 2022
- Free rent incentive
- Some furnishing



780.488.0888



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



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

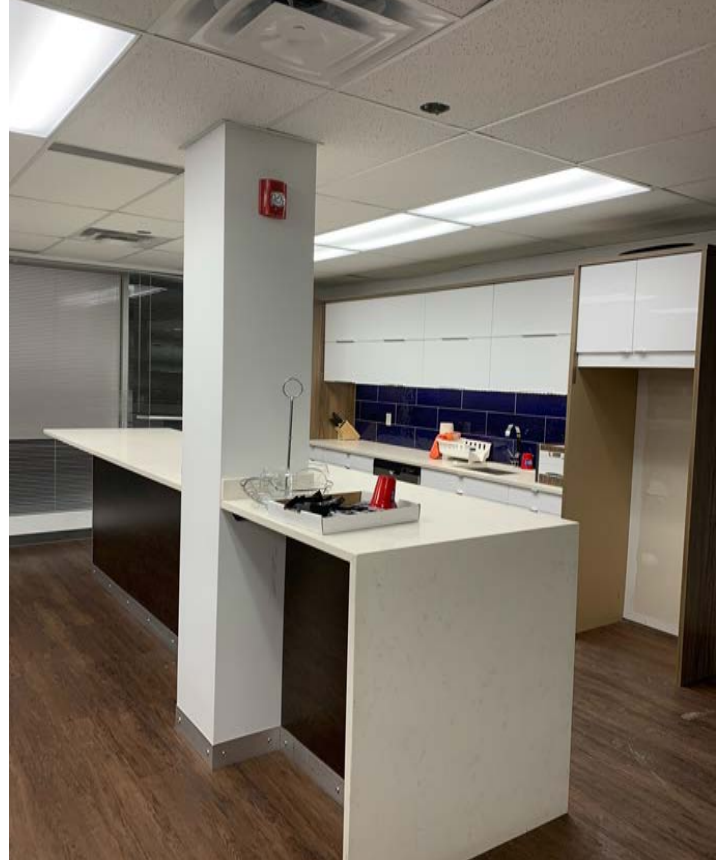


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Corner Office

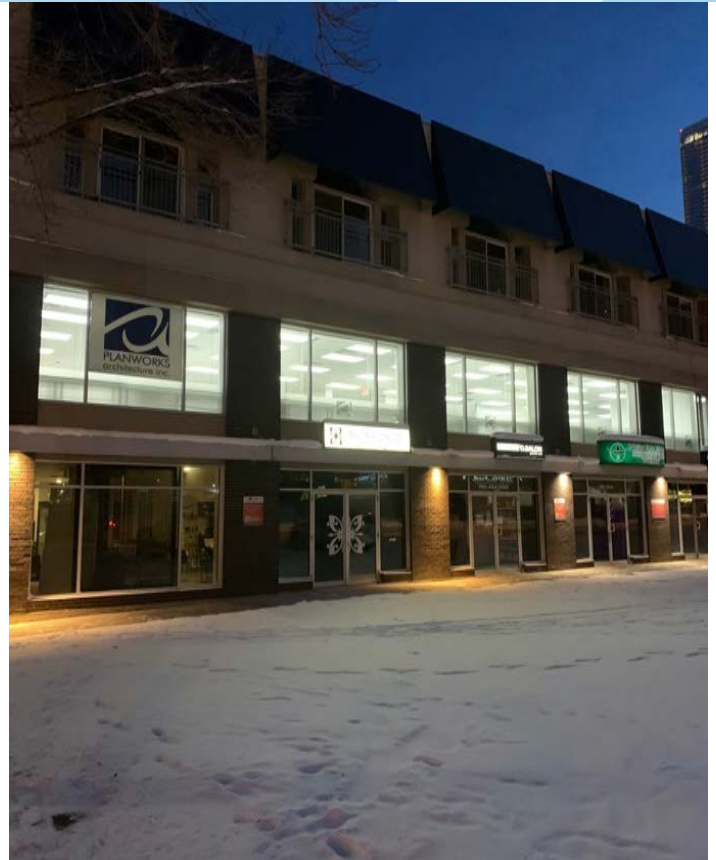
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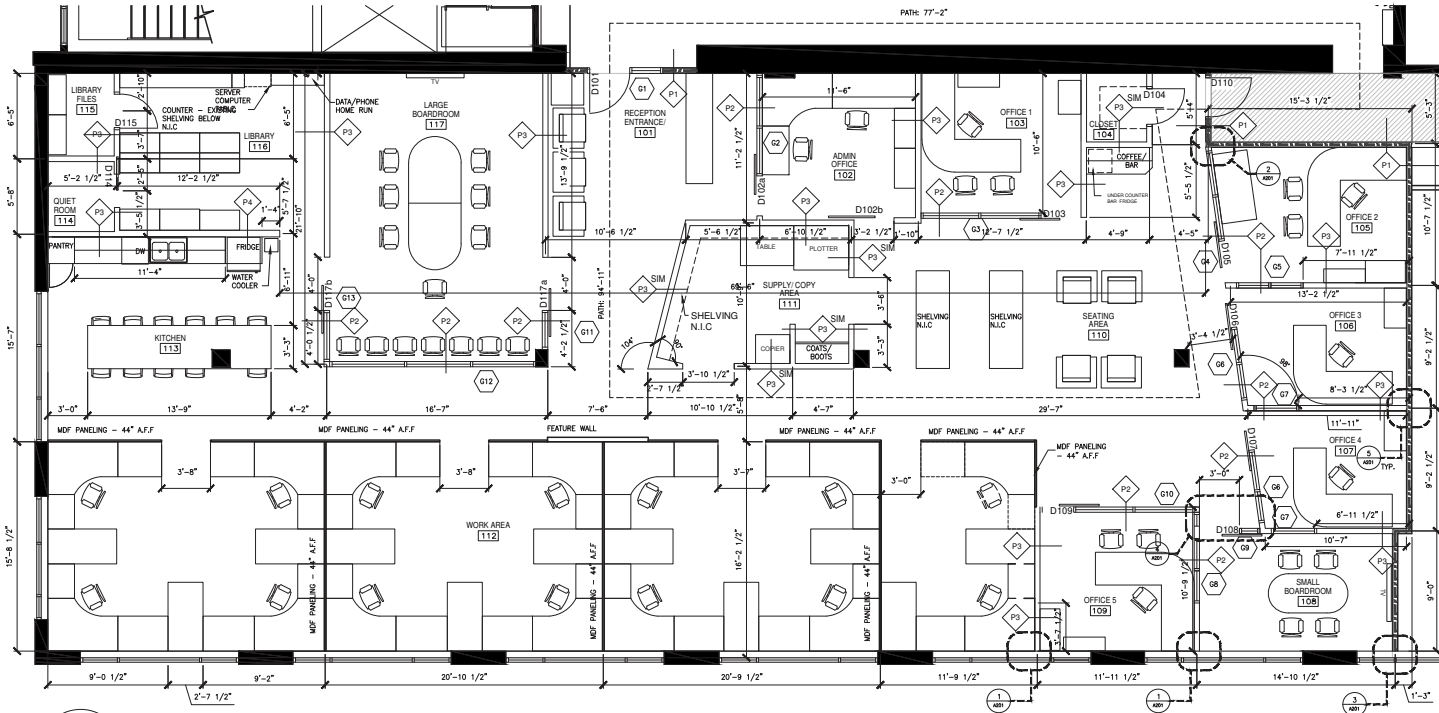
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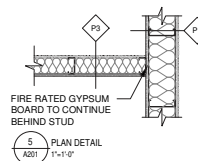
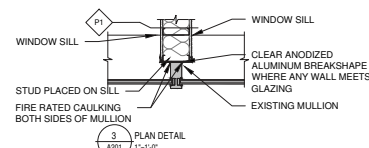
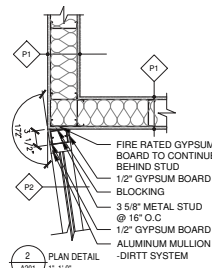
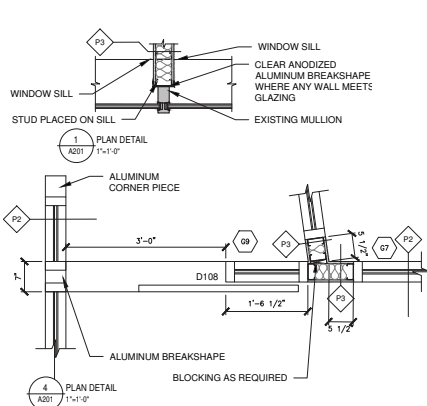


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## Corner Office



**2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
AREA: 4374 SF



**LEGEND**

- WORK TO BE CARRIED OUT BY LANDLORD
- 1 HOUR FIRE RATED WALL (CONSTRUCTION TO BE CARRIED OUT BY LANDLORD)

**GENERAL NOTES**

1. P2 - DIRTT SYSTEM - WALL TYPES ARE INTERIOR GLAZING AND ATTACHED DOORS ONLY

# FOR LEASE

Corner Office

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## Property Information

**Municipal Address:** Unit 201, 10217 - 106 Street, Edmonton, AB

**Size:** 5,117 Sq. Ft. (+/-)

**Zoning:** UW - Urban Warehouse  
(Suitable for office, and professional users,  
and a variety of other tenants)

**Parking:** Ample Surface Parking

**Possession:** Immediate/negotiable

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**Lease Rate:** \$13.50/Sq. Ft. (Negotiable)

**Op Costs:** \$12.67/Sq. Ft. (2016) Utilities Included

## Contact

### Chuck Clubine

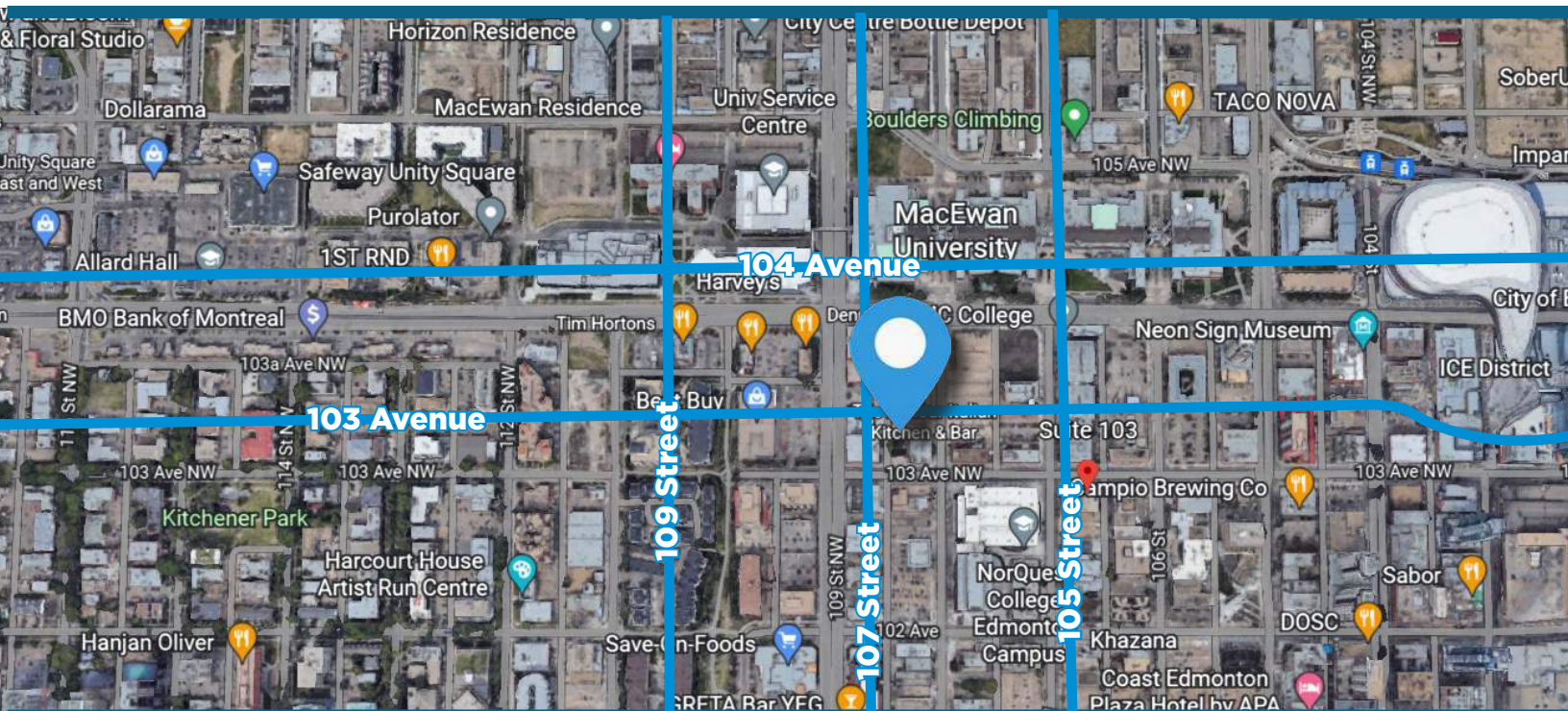
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