FOR LEASE

OFFICE SPACES
149 STREET BUSINESS CENTRE

14904/40 - 121A AVE

Edmonton, AB T5V 1A3

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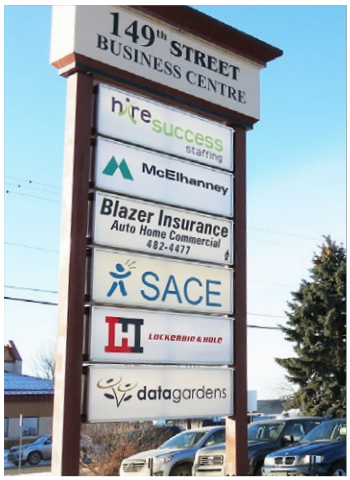
PROPERTY HIGHLIGHTS

- Well developed professional office space
- Large windows with an abundance of natural light
- Low operating costs
- Great site exposure and access to 149th Steet and Yellowhead Trail
- Building facade upgrades planned for 2017



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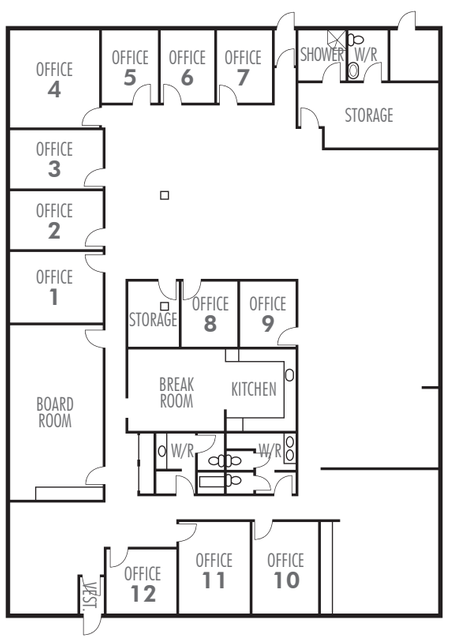
149 STREET BUSINESS CENTRE

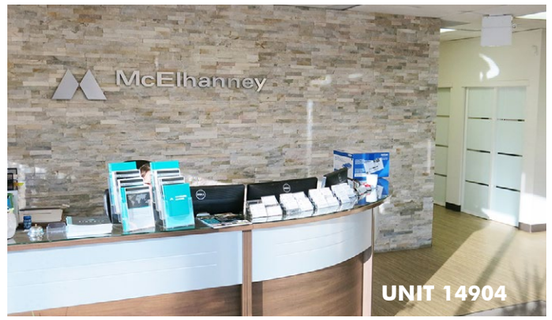
14904/40 - 121A AVE
Edmonton, AB T5V 1A3

UNIT 14904

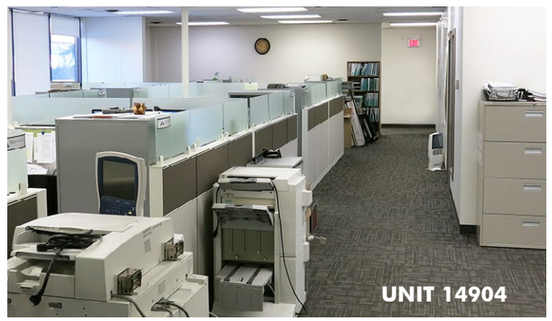
- Recently developed office space
- Prominently located on the corner of 149th Street and 121st Avenue
- Free standing building with floor to ceiling windows on all four sides

Available Area	6,912 sq. ft.
Parking Rate	18 surface stalls at no charge
Op Costs	$10.13 per sq. ft. (excludes janitorial)
Lease Rate	$14.00 per sq. ft. / annum
Available	May 1st, 2017





UNIT 14904


UNIT 14904

UNIT 14940

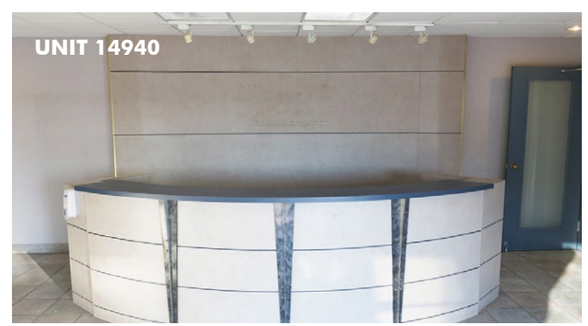
UNIT 14940 PARKADE

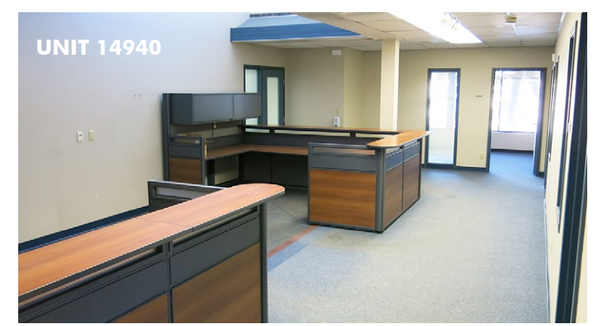
UNIT 14940

- Exclusive underground parkade
- High ceilings with skylights in open concept areas
- Large, professional server room
- Unique double-man, dock height loading door off of storage room
- Free standing building with floor to ceiling windows on all four sides

Available Area	13,500 sq. ft.
Parking Rate	12 surface stalls at no charge 28 underground stalls at $50 / stall
Op Costs	$10.13 per sq. ft. (excludes janitorial)
Lease Rate	$14.00 per sq. ft. / annum
Available	Immediately

MAIN FLOOR


UNIT 14940


UNIT 14940

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PROPERTY LOCATION

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