

For Lease

Bassani Building

Main Floor Office and Warehouse
Second Floor Office Space



OFFICE AND WAREHOUSE

10534/44 - 106 Street
Edmonton, Alberta

Property Specifications

The Bassani Building is a two storey, 36,167 sq.ft. office, retail and warehousing building located on the north edge of City Centre with a view of MacEwan University and Rogers Place Arena from the second floor, making this an ideal location for servicing the City Centre with the ease of accessibility for employees and customers.

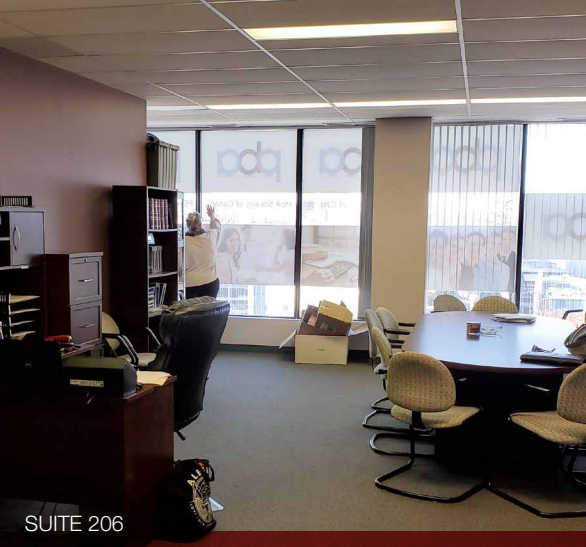
- Quick access to major thoroughfares and traffic arterials such as 109 Street, 104 Avenue, and 107 Avenue
- Immediate access to the downtown core
- Well maintained and professionally managed building



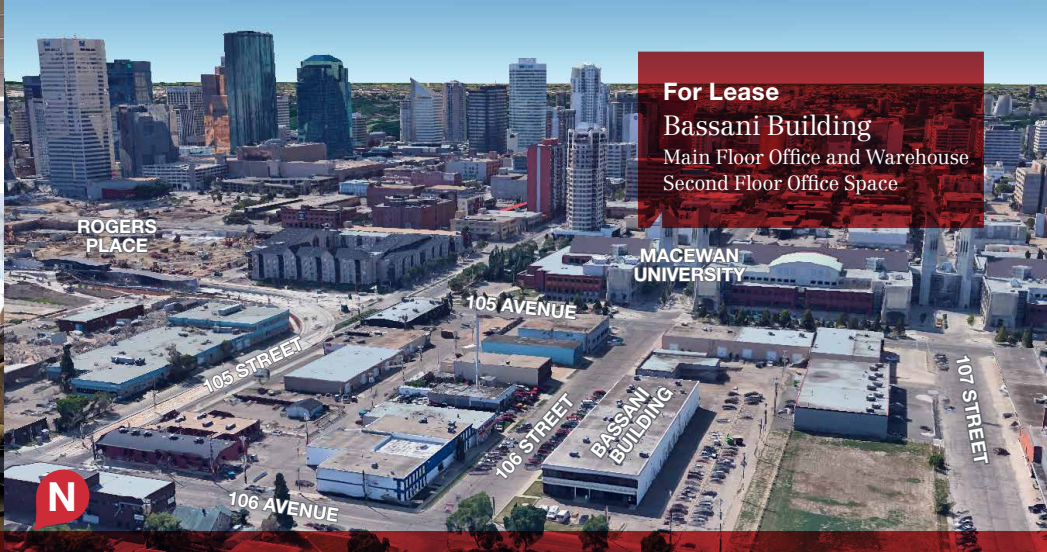
Karen Chayka

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SUITE 206



For Lease
Bassani Building
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10534/44 - 106 Street, Edmonton AB



MAIN FLOOR - 10542



MAIN FLOOR - 10542

LEGAL DESCRIPTION	Plan 0120130, Block 6, Lot 249A
ZONING	DC1
AVAILABLE	Immediately
PARKING	1 stall/500 sq.ft. plus additional stalls upon availability at additional charge
NET LEASE RATES	Main Floor Starting at \$10.50/sq.ft./annum
OPERATING COSTS (2020 estimate)	<p>Main floor: \$8.26/sq.ft./annum Includes building insurance, property taxes, common area maintenance, management fees (utilities not included)</p> <p>Second floor: \$9.22/sq.ft./annum Includes building insurance, property taxes, common area maintenance, management fees (gas, water and power)</p>

Current Vacancies: Main Floor Units

- 1) 10542 - 106 STREET**
Retail/Office/Warehouse 3,287 rentable sq.ft. (see floor plan)
- 2) 10546 - 106 STREET**
Retail/Office/Warehouse 1,997 rentable sq.ft. (see floor plan)

Current Vacancies: Second Floor Units

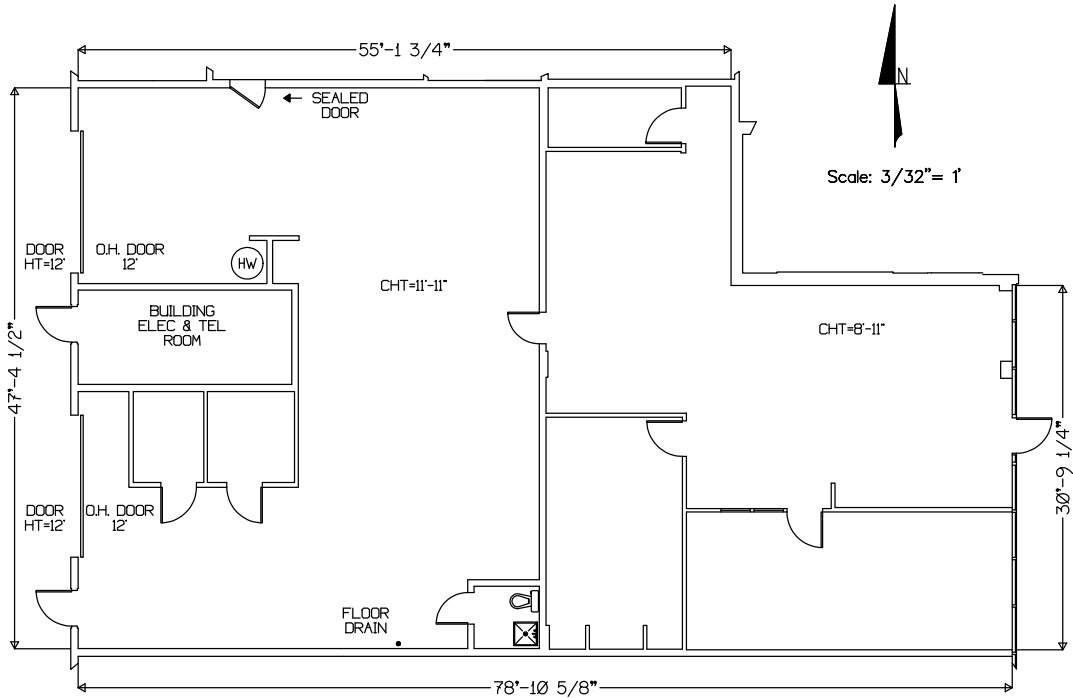
Fully Leased

6545-A KC20

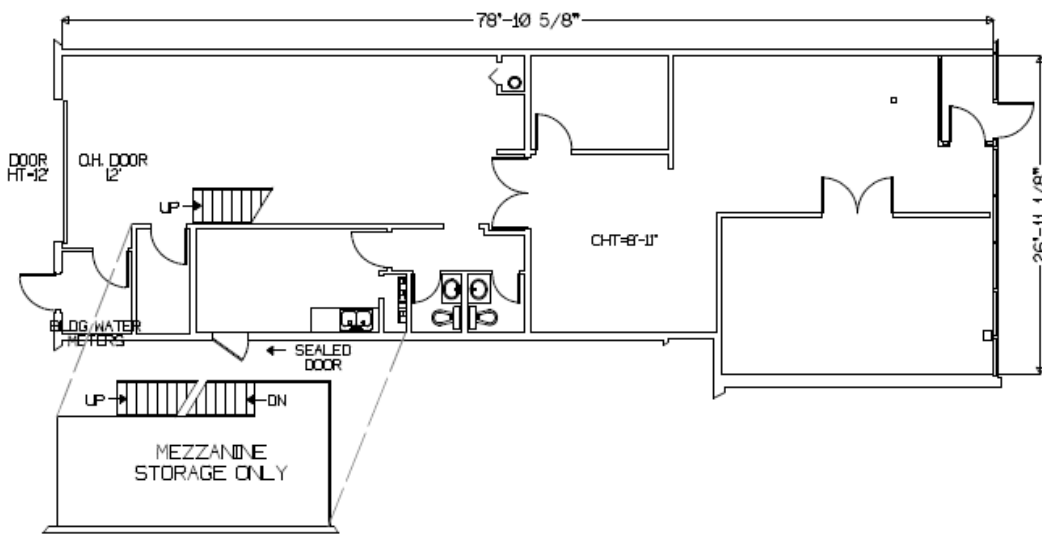
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FLOOR PLANS

10542 - 106 Street - 3,287 sq.ft.±



10546 - 106 Street - 1,997 sq.ft.±



6545-A KC20