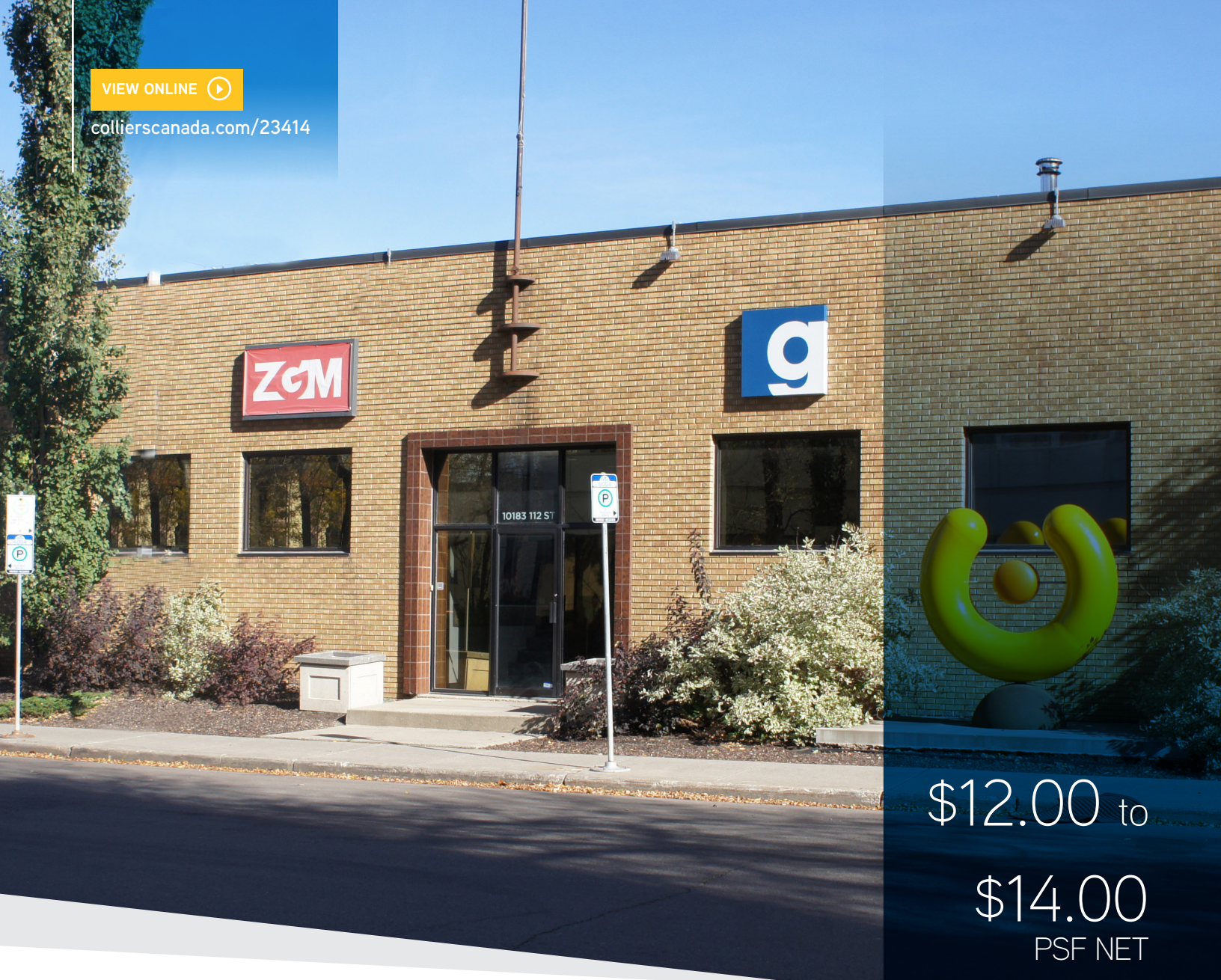


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\$12.00 to
\$14.00
PSF NET

FOR LEASE | 10183 - 112 Street, Edmonton | AB

Larsen Building Character Office for Lease

- Unique freestanding character building in close proximity to downtown
- 7,500 SF of move-in ready space
- Functional build out in place, with open high beam ceilings and flexible spaces
- Building signage available
- Surface parking available at no additional charge
- Close proximity to multiple amenities, transit, and major roads, including many popular restaurants and services
- Available immediately

Phil Goh

Senior Vice President
+1 780 969 2989
phil.goh@colliers.com

Fahad Shaikh, CPA, CA

Vice President
+1 780 969 3008
fahad.shaikh@colliers.com

Taylor Riar

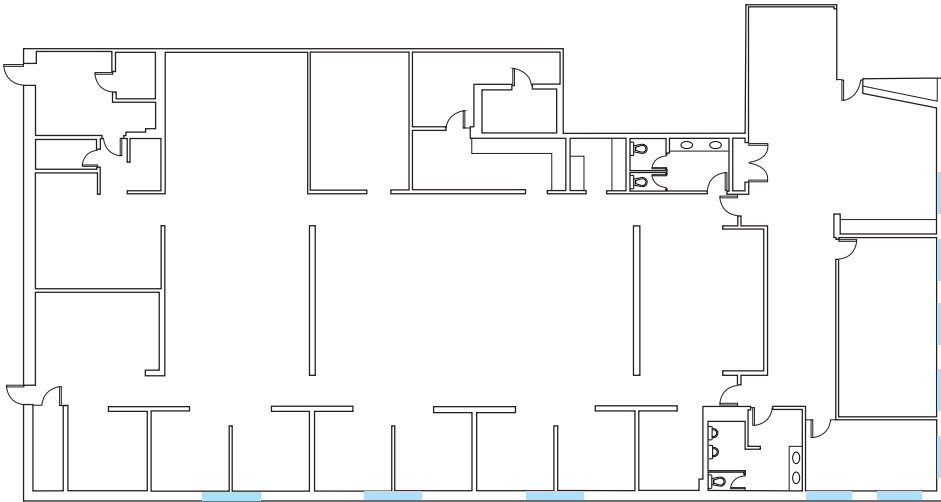
Associate
+1 780 969 3022
taylor.riar@colliers.com



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Floor Plan



Available Space & Costs

Area	7,500 SF
Net Rent	\$12.00 - \$14.00 / SF
Operating Costs (2017)	\$10.00 / SF plus janitorial
Term	5 years
Available	Immediately
Tenant Improvement Allowance	Negotiable
Parking	13 surface stalls at no charge



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Contact us:

Phil Goh

Senior Vice President
+1 780 969 2989
phil.goh@colliers.com

Fahad Shaikh, CPA, CA

Vice President
+1 780 969 3008
fahad.shaikh@colliers.com

Taylor Riar

Associate
+1 780 969 3022
taylor.riar@colliers.com



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