

Office/ Warehouse

Located in Imperial Square

17303 - 105th Avenue
Edmonton, AB
www.cbre.ca

Ideal for Home Improvement/Light Industrial Uses

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Office/Warehouse

17303 - 105th Avenue | Edmonton, AB

For Lease

Imperial Square

Excellent northwest Edmonton location with easy access to 170th Street, Mayfield Road, Stony Plain Road, and Yellowhead Trail. Floor to ceiling grid front windows providing excellent natural light in the office area
Dock level loading.

Legal Address	Plan 7720926; Block 10; Lot 11	
Zoning	IB - Business Industrial	
Year Built	1978	
Available Area	Office:	902 sq. ft.
	Warehouse:	1,971 sq. ft.
	Total:	2,873 sq. ft.
Dock Loading	(1) 8' x 8'	
Column Spacing	23'6" clear span	
Ceiling Height	19' clear	
Power	100 amp, 250 volt <i>*To be confirmed</i>	
Heating	Forced air overhead units	
Lighting	Fluorescent	
Op Costs (2023)	\$7.34 per sq. ft. / annum (Includes HVAC maintenance and repairs)	
Lease Rate	\$9.50 per sq. ft. / annum	
Available	Immediately	



Contact Us

Kevin Hughes

Senior Vice President
+1 780 917 4634
kevin.hughes@cbre.com

Gregg Maimann

Senior Vice President
+1 780 917 4632
gregg.maimann@cbre.com

Trevor Schmidt

Vice President
+1 780 917 4641
trevor.schmidt@cbre.com

Jordan Adams

Vice President
+1 780 917 4645
jordan.adams@cbre.com

Dane Locke

Vice President
+1 780 917 4648
dane.locke@cbre.com

Braylon Klemchuk

Associate Vice President
+1 780 229 4687
braylon.klemchuk@cbre.com

Jay Olmstead

Sales Representative
+1 780 554 1191
jay.olmstead@cbre.com

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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