



**AVISON
YOUNG**

PHASE 2

PHASE 1

OFFICE FOR LEASE

AMNOR
PROFESSIONAL CENTRE | **5003 - 55 AVENUE**
EDMONTON, AB

Partnership. Performance.

PHASE 1:

- Brand new building
- 3rd floor office space
- Only 8,847 square feet remaining
- Available immediately
- Common area terrace for use by tenants

PHASE 2:

- Build to suit opportunity
- Up to 40,000 square feet
- 18 month build time
- Naming rights
- Underground parking



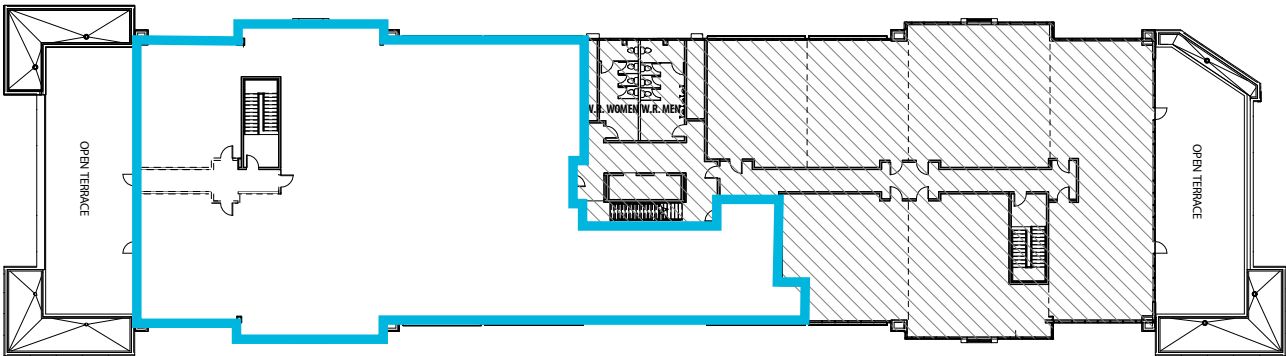
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Property Highlights

- Brand new professional development
- Conveniently located along 50 Street just off Whitemud Drive
- High traffic location with excellent exposure and great signage opportunity
- Ample surface parking
- Excellent amenities on site including restaurants, coming soon



PHASE 1: Demisable if necessary



PHASE 1 - EXISTING BUILDING

Area Available: 8,847 square feet on 3rd floor, demisable

Asking Rate: \$25 - \$27 psf

Additional Rent: \$10.44 psf + electrical & janitorial

T.I. Allowance: \$50.00 psf

Parking: 4/1,000 sf surface, no charge

Available: Immediately for tenant fixturing

Signage: Pylon



*Rendering subject to change

PHASE 2 - BUILD TO SUIT

Area Available: 3 storey building
Up to 40,000 square feet

Asking Rate: \$25 - \$27 psf

Additional Rent: \$10.44 psf + electrical & janitorial

T.I. Allowance: \$50.00 psf

Parking: 4/1,000 sf surface, no charge
Underground TBD

Available: 18 month build time

Signage: Building & Pylon



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