

**AVISON
YOUNG**



OFFICE FOR LEASE

**TIME BUSINESS
MACHINES BUILDING** | **17610 - 107 AVENUE**
EDMONTON, AB

Partnership. Performance.

Property Highlights

- 3,450 square foot raw main floor bay with possible grade loading door
- Building and podium signage available free of charge
- 5,477 square foot main floor built out office space with 8 offices, 2 meeting rooms, boardroom, kitchen and open work area
- Landlord would turnkey to meet tenant needs
- Exclusive main floor entrance



Avison Young Office Team
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Property Details

SUITE 10704:	3,450 sf
SUITE 10714	5,477 sf
PARKING:	3/1,000 FREE OF CHARGE
ASKING RATE:	\$10.00 PER SQUARE FOOT
OPERATING COSTS:	\$5.25 PSF + UTILITIES & IN-SUITE JANITORIAL



Location Map



Intelligent
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