



Colliers

For Lease or Sale

## ±21,123 SF of Stand Alone Modern Office Space Available

This opportunity features demisable layout options, modern finishes and high ceilings, and quick connections to major roadways.

1205 5 Street, Nisku, Alberta

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Accelerating success.





# Details



## Property Details

<b>Available Space</b>	21,123 SF
<b>Site Size</b>	± 2.00 Acres
<b>Asking Price</b>	\$8,500,000 (\$402.41 PSF)
<b>Lease Rate</b>	\$25.00 PSF
<b>Operating Costs</b>	\$2.17 PSF (est. for 2023)
<b>Property Tax</b>	\$2.74 PSF
<b>Parking</b>	Ample parking on-site ± 100 stalls
<b>Additional Yard</b>	± 2.20 Acres available





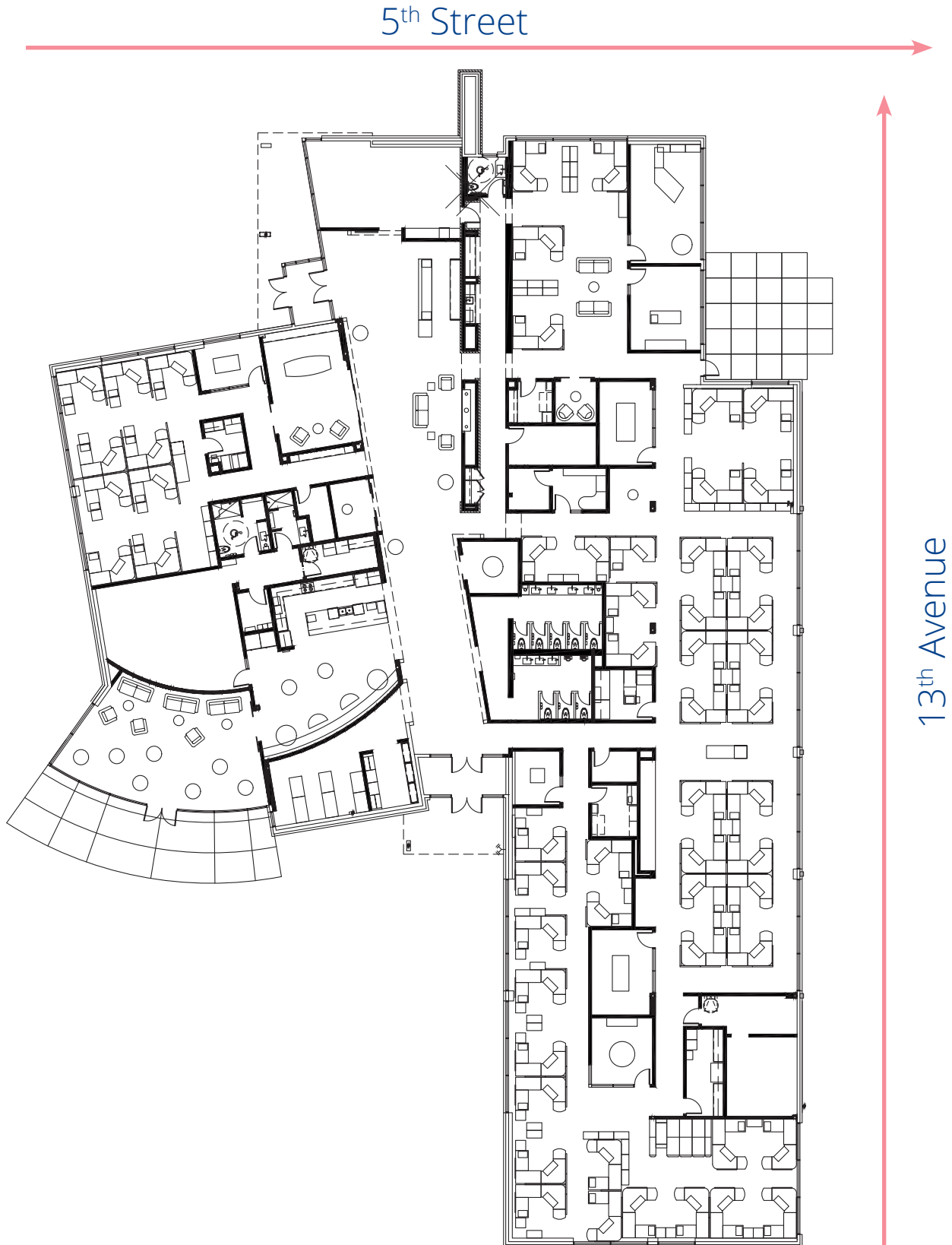


# Building Features

- Demisable layout available
- Modern finishes and high ceilings throughout the building
- Reception/waiting area provides a great first impression to visitors
- Fully equipped kitchen/ bistro area create an inviting space for employees and guests
- Fitness area with showers
- Several boardrooms and breakout areas available
- Large windows throughout provide an abundance of natural sunlight and connection to nature
- Programmable lighting: light sensitive dimming and LED lights
- Blinds throughout
- Card swipe security
- Advanced heating/ cooling systems
- Security cameras
- Barrier free washrooms

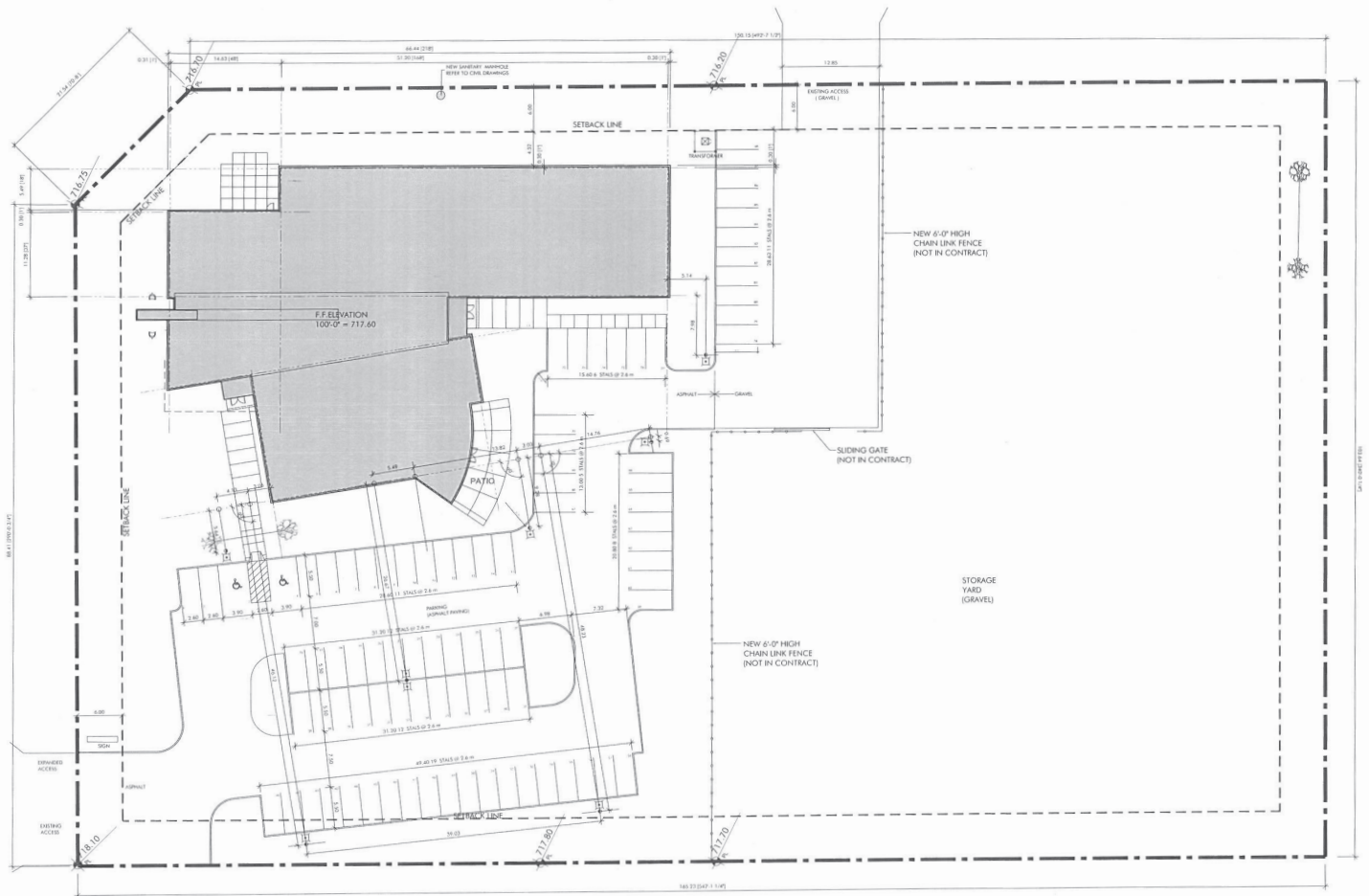


# Floor Plan





# Site Plan & Location



## Location Highlights

- Easily accessible from the Queen Elizabeth II Highway (Highway 2) and Airport Road.
- Only a two minute drive to Sparrow Drive, a busy corridor with several hospitality, retail and professional services
- Only minutes from the new commercial development beside the Edmonton International Airport: Costco, RedTail Landing Golf Club, Century Mile













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