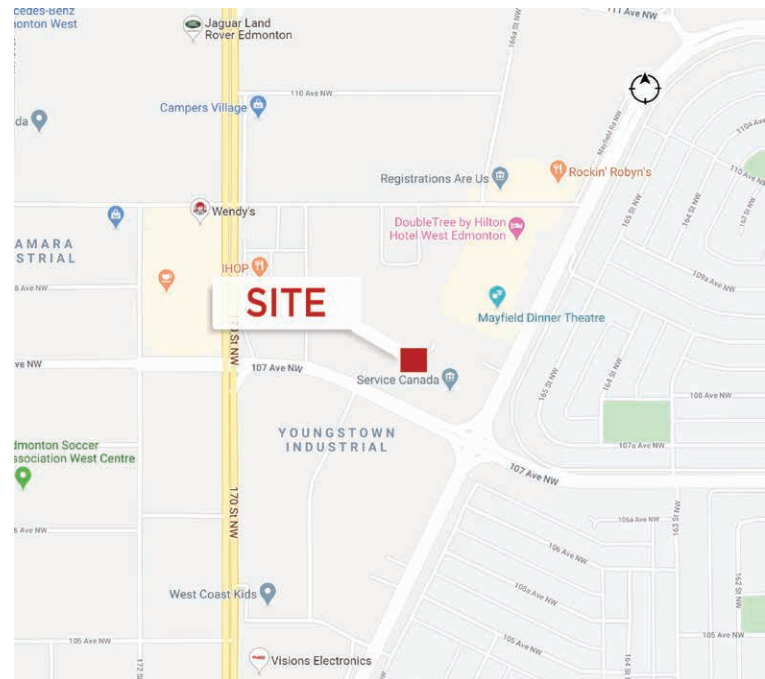




**Class “A” West Edmonton Office Space**

**Property Highlights**

- High exposure location on the corner of Mayfield Road and 107 Avenue
- Area amenities include multiple restaurants, hotels, meeting venues
- Ample parking available
- Building signage opportunities available



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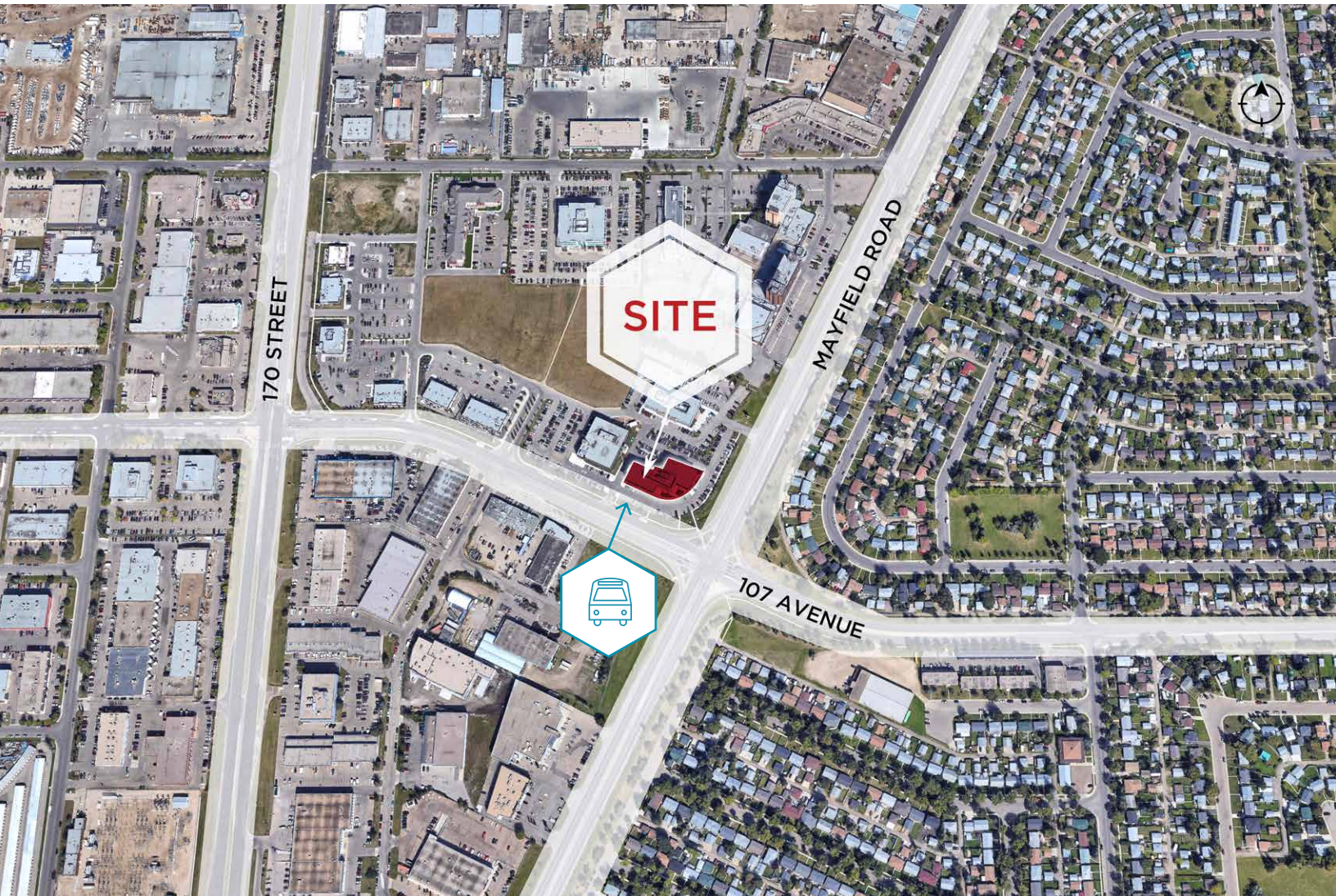
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### Property Details

Municipal Address:	16826 107 Avenue, Edmonton, AB	Basic Rent:	\$18.00 per SF
Zoning:	CB2 - General Business Zone	Operating Costs:	\$18.58 per SF
Built:	2014	Availabilities:	Second Floor: 2,500 SF Third Floor: 4,646 SF
Parking Area:	3.8 stalls/1,000 SF, surface parking at no additional charge		

### Aerial



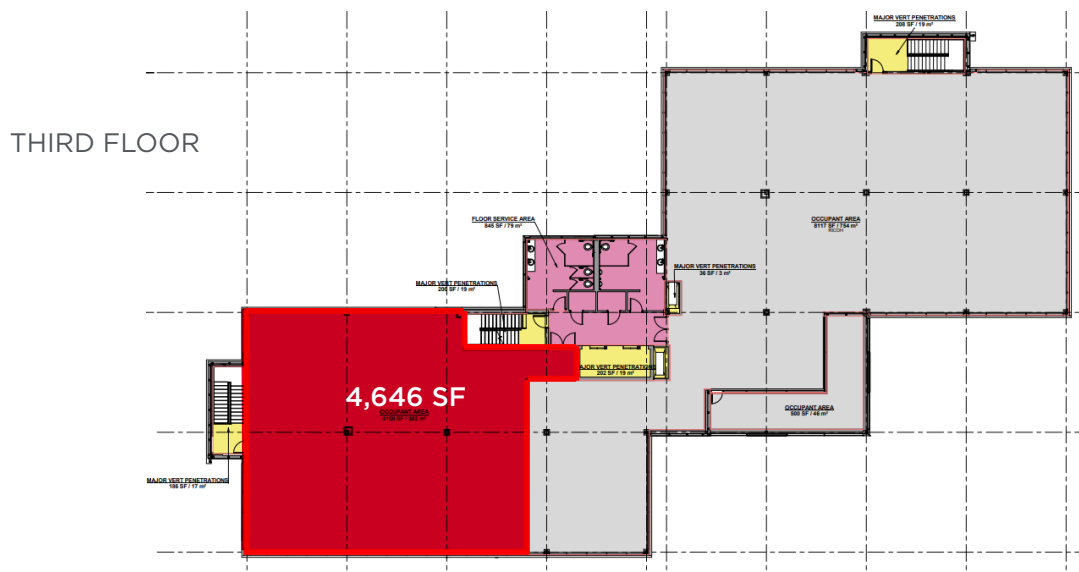
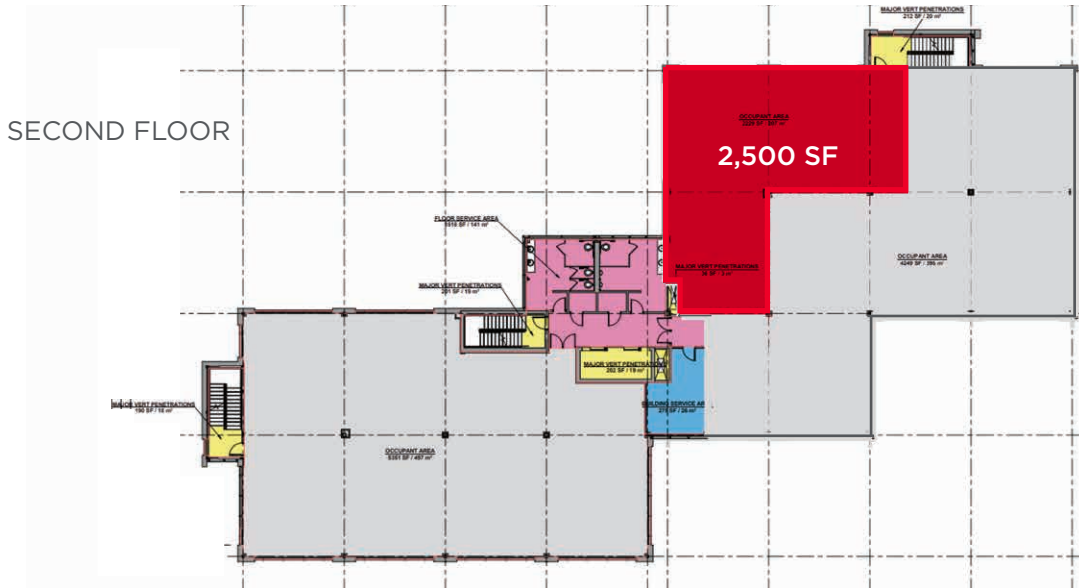
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**Site Plan**



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**Property Photos**



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