





NAI Commercial Current Lease Listings

April 2018



Industrial






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	107th Avenue Business Centre 18035 - 107 Avenue Edmonton, AB T5S 1K3 Canada	18045	1,500	\$10.00	\$6.81	1,500 sq.ft.± to 3,000 sq.ft.± contiguous industrial shop space available. Sump. Convenient access to major roadways including Yellowhead Trail, Anthony Henday Drive, 107th Avenue and 170th Street. See JL/MP.	Julie Lam Michael Parsons	Lease Brochure
		18043	1,500	\$10.00	\$6.81	1,500 sq.ft.± to 3,000 sq.ft.± contiguous industrial shop space available. Sump. Convenient access to major roadways including Yellowhead Trail, Anthony Henday Drive, 107th Avenue and 170th Street. See JL/MP.		Lease Brochure
		18043/45	3,000	\$10.00	\$6.81	1,500 sq.ft.± to 3,000 sq.ft.± contiguous industrial shop space available. Sump. Convenient access to major roadways including Yellowhead Trail, Anthony Henday Drive, 107th Avenue and 170th Street. See JL/MP.		Lease Brochure
	12835 - 170 Street Edmonton, AB T5V 1L8 Canada		16,548	\$13.50	\$1.30	5.46 acres± total site area. Fenced and gated with partial concrete yard. Immediate access to 170 Street. Close proximity to 137 Avenue, Yellowhead Trail, and Anthony Henday Drive. Customer parking. Main Building: 16,548 sq.ft.± office/showroom/warehouse consisting of: 4,548 sq.ft.± main floor office/showroom; 7,452 sq.ft.± warehouse; 4,548 sq.ft.± second floor office/storage area. Covered Storage Building: 14,160 sq.ft.± storage structure consisting of: 12,360 sq.ft.± partially enclosed cold storage area; 1,800 sq.ft.± heated storage area/shop. See KEV/KS.	Kevin Mockford Kim Sarnecki	Lease Brochure
	14514 - 115A Avenue Edmonton, AB T5M 3C5 Canada	14520	4,800	\$9.50	\$3.75	4,800 sq.ft.±. Office/reception area. Warehouse includes vehicle paint booth. (1) 10' x 12' and (1) 12' x 12' overhead door. Fenced and secured yard area. Fibre optics to the building. Quick access to 149 Street, 142 Street, 118 Avenue, 111 Avenue and Yellowhead Trail. See KEV/FG.	Frank Gibson Kevin Mockford NEW	Lease Brochure
		14516/18	9,600	\$10.50	\$3.75	4,800 sq.ft.± - 9,600 sq.ft.±. 5 offices, reception area, boardroom. One (1) 12' x 12' and two (2) 12' x 16' grade loading overhead doors. Fenced and secured yard area (0.75 acres±). Fibre optik service. Secured cold storage building. See KEV/FG.	NEW	Lease Brochure
	15253 - 121A Avenue Edmonton, AB T5V 1N1 Canada		21,207	\$6.00	\$3.28	21,207 - 65,710 sq.ft.± available. Former K-Bro facility. Various size options available. Building has over-sized water lines, gas line and power. Dock and grade loading. Landlord has renderings to remove a portion of the building to allow drive around access. Property sits on 3.66 acres. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure

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	15253 - 121A Avenue Edmonton, AB T5V 1N1 Canada		45,503	\$6.00	\$3.28	21,207 - 65,710 sq.ft.± available. Former K-Bro facility. Various size options available. Building has over-sized water lines, gas line and power. Dock and grade loading. Landlord has renderings to remove a portion of the building to allow drive around access. Property sits on 3.66 acres. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
			65,710	\$6.00	\$3.28			
	17426 - 106A Avenue Edmonton, AB T5S 1E6 Canada	17424	3,333	\$8.50	\$3.02	3,333 sq.ft.± consisting of 2,500 sq.ft.± office/warehouse, improved with 3 offices, 2 washrooms and reception area. Plus 833 sq.ft.± of 2nd floor boardroom/training area. 12' x 12' grade loading overhead door. Close to public transportation services. Quick access to 107 Ave, 178 St, 170 St, Anthony Henday Drive & Yellowhead Trail. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	45 Avenue Building 4505 - 97 Street Edmonton, AB T6E 5Y8 Canada	4509	2,400	\$9.50	\$3.67	2,400 sq.ft.± office/warehouse space. End unit. 12' x 14' grade loading door. Located in Papaschase Industrial Park with easy access to Whitemud Drive, Gateway Boulevard and Calgary Trail. See KS.	Kim Sarnecki	NEW Lease Brochure
	4504 - 81 Avenue Edmonton, AB T6B 2M2 Canada	4516 Additional Space Types: Sublease	3,783	\$10.00	\$4.90	FOR SUBLEASE. Minimal build out with open reception/office and balance being warehouse. Close to major roadways such as Sherwood Park Freeway, Anthony Henday Drive & 50th Street. Upgraded T5HO Lighting. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure
	5535 - 97 Street Edmonton, AB T6E 3H8 Canada	5537	6,000	\$9.00	\$4.00	Frontage to 97 Street. Fenced yard area included. Quick access to Whitemud Drive, 99 Street, Calgary Trail and Gateway Boulevard. Available immediately. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure

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	6708 - 75 Street NW Edmonton, AB T6E 6T9 Canada	6708	101,448	\$4.50	\$3.50	Free standing building with secured yard. 7,200 sq.ft.± newly developed (office area-A/C). 94,248 sq.ft.± warehouse - O/H heating. Additional 2nd floor above office 6,873 sq.ft.±; Also 1,942 sq.ft.± above back office at no additional cost. 2000 amp, 450 volt power. New sprinkler system. Compacted yard, graded for drainage. Pylon signage on 75 Street available. Potential use, light manufacturing, storage, fabrication. Ample staff/client parking. Multiple access to 75 Street & Wagner Road. Near LRT line and transit station now under construction. See KPS/KC.	Ken Saunders Karen Chayka	Property Brochure Lease Brochure
	97 Street Building 3203 - 97 Street Edmonton, AB T6N 1B7 Canada	3211	2,000	\$9.00	\$5.00	1,732 sq.ft.± up to 4,000 sq.ft.± space available. 12' - 14' grade level overhead door. Medium Industrial (IM) Zoning. Available immediately. Close proximity to Calgary Trail, Gateway Blvd and Whitemud Drive. Options fronting 97 Street. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
	9750 - 45 Avenue Edmonton, AB T6E 5C5 Canada	9756	2,626	\$9.00	\$3.81	Two (2) bays of 2,626 sq.ft.± plus rent free mezzanine of 650 sq.ft.± for a total of 6,552 sq.ft.±. Each bay can be leased separately or together. 12' x 14' grade level door per bay. 19' clear ceiling height. One sump per bay. See KS.	Kim Sarnecki	NEW Lease Brochure
		9754	2,626	\$9.00	\$3.81	Two (2) bays of 2,626 sq.ft.± plus rent free mezzanine of 650 sq.ft.± for a total of 6,552 sq.ft.±. Each bay can be leased separately or together. 12' x 14' grade level door per bay. 19' clear ceiling height. One sump per bay. See KS.	Kim Sarnecki	NEW Lease Brochure
		9762 & 9764	5,178	\$9.00	\$3.81	5,178 sq.ft.± main floor office/warehouse plus 1,300 sq.ft.± air-conditioned mezzanine. Total area 6,478 sq.ft.±. Dock and grade loading. 19' clear ceiling height. See KS.	Kim Sarnecki	NEW Lease Brochure
	9976 - 29 Avenue Edmonton, AB T6N 1A2 Canada	9976	1,800	\$14.00		1,800 sq.ft.± office/warehouse available. Additional mezzanine, rent free. 12' x 14' grade door. Sump. See KS.	Kim Sarnecki	NEW Lease Brochure
	Ark Warehouse 14410 - 118 Avenue Edmonton, AB T5L 2M5 Canada	14418	2,170	\$8.50	\$3.50	2,100 sq.ft.±, improved with one (1) office, 12' x 14' overhead door and washroom. Sprinklered. Mezzanine storage area. See KEV/TD.	Kevin Mockford Travis Dochuk	Lease Brochure

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	Bellamy 10303 - 174 Street Edmonton, AB T5S 1H1 Canada	10313	4,919	\$8.75	\$4.52	4,919 sq.ft.± improved with 4 offices, large reception area, meeting area, kitchenette and washrooms. Dock loading. 200 amp/120 volt service (to be confirmed). 20'6" clear height. Small storage mezzanine. Convenient access to 170 Street, 178 Street, Stony Plain Road, Anthony Henday Drive and Yellowhead Trail. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Belwood Building 8704 - 48 Avenue Edmonton, AB T6E 5W3 Canada	8708 & 8712	18,025	\$8.00	\$5.85	Up to 18,025 sq.ft.± available (*additional space may be made available). Situated just north of Whitemud Drive and south of 51 Avenue. Additional storage mezzanine. Sumps. Office Subtenant of approximately. 900 sq.ft.±, may be interested in staying on. See KS.	Kim Sarnecki	NEW Lease Brochure
	Bonaventure Industrial 14203 - 128A Avenue Edmonton, AB T5L 4P5 Canada	14203	6,000	\$8.50	\$4.08	6,000 sq.ft.± improved with 2 offices, showroom/reception area and warehouse. Two dock level 12' x 14' overhead doors. Potential for ramp-to-grade. 70' x 85' bay. Deep marshalling area. Convenient access to St. Albert Trail, Yellowhead Trail, 149 Street, 156 Street and Anthony Henday Drive. See KEV/FG.	Frank Gibson Kevin Mockford	Lease Brochure
	Canenger Building 14204 - 128 Avenue 14212 Edmonton, AB T5L 3H5 Canada	14212	3,300	\$8.91	\$5.07	3,300 sq.ft.± comprised of: 640 sq.ft.± main floor office (2 offices and reception area); 775 sq.ft.± open storage area with windows; 1,560 sq.ft.± warehouse; T5HO lighting throughout warehouse; Main floor dimensions are 30' x 85.4' feet; 12' x 14' overhead dock door; 330 sq.ft.± of free storage mezzanine. This bay can be combined with adjacent bays to provide up to 12,800 sq.ft.± of main floor area, plus storage mezzanines in each bay. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure
		14208/10	5,120	\$8.91	\$5.07	Paragon listing E4015044. Up to 5,120 sq.ft.± of main floor space available + 1,280 sq.ft.± of second floor office space (6,400 sq.ft.±). Size of a typical bay: 3,200 sq.ft.± bay available comprised of: 2,560 sq.ft.± main floor (640 sq.ft.± of office); 640 sq.ft.± second floor. Deep marshalling area. 12' x 14' overhead door dock loading. 30' x 85'4" bays. Convenient access to St. Albert Trail, Yellowhead Trail, 149 Street and 156 Street. \$2,450/month net/bay. See FG/KEV.		Lease Brochure
	Cannon Centre 16504 - 111 Avenue Edmonton, AB T5M 3V8 Canada	16516	6,000	\$9.50	\$5.29	Premium office/warehouse featuring Princess Auto as Anchor Tenant. 6,000 sq.ft.± of air conditioned office with warehouse. Includes a reception area, 9 main floor offices, 9 second floor offices, boardroom, kitchen area, meeting room and storage. Four rows of FREE parking. 200 amp/240 volt, 3 phase 4 wire service. Dock (with leveler) and grade loading. 22' clear ceiling height. Convenient access to 170 Street, Mayfield Road, Yellowhead Trail, and Anthony Henday Drive. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure

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	Capilano Industrial Centre 4630 - 91 Avenue Edmonton, AB T6B 2L1 Canada	Main 4716	3,600	\$8.00	\$4.22	Unit 4716 - Dock Bay. Hydraulic leveller. Deep receiving/marshalling yard. Skylight in warehouse. Fully sprinklered. 21' ceiling height. Large receiving yard. Additional air-conditioned second-floor office available. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
		Main 4638	3,611	\$8.00	\$4.22	Unit 4638 - Grade Bay. New T5HO Lighting. 12' x 16' overhead door. Sump. Skylight in warehouse. Fully sprinklered. 21' ceiling height. Large receiving yard. Additional air conditioned second floor office available. See CS/KM.		Lease Brochure
	Centre 99 6720 - 99 Street Edmonton, AB T6E 5B8 Canada	6776	1,650	\$10.50	\$5.34	Rare small bay just off 99 Street. Free pylon signage with exposure to 99 Street. Functional office layout with warehouse work or storage space. Immediate possession. See CS/KM.	Chad Snow Kari Martin	NEW Lease Brochure
	Corner 170 16915 and 16931 - 111 Avenue Edmonton, AB T5M2S4 Canada	16937	1,400	\$12.50	\$5.50	Rare small bay fronting 170 Street. Large grade loading door. Fenced yard compounds available at market rates. Located at the intersection of 170 Street and 111 Avenue. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
		16935	2,000	\$12.50	\$5.50	Nicely finished office/warehouse.		Lease Brochure
	Delton Industrial Centre 8544 - 126 Avenue Edmonton, AB T5B 1G9 Canada	8556	3,657	\$10.00	\$5.31	3,657 sq.ft. available for sublease immediately. Multiple dock doors on small bay. Situated in the Yellowhead Corridor East neighbourhood, a well established industrial area zoned primarily for medium industrial uses. Located just off the Yellowhead Highway and the corner of 82 Street, capitalizing on the accessibility to major traffic routes in northeast Edmonton. Longer lease terms available. See MP.	Michael Parsons	Lease Brochure
	Dominion Industrial 12020 - 142 Street Edmonton, AB T5L 2G8 Canada		41,495	\$5.50		41,495 sq.ft.± industrial/office improved as follows: 3,420 sq.ft.± office area including 5 private offices, storage area, open work area; 3,500 sq.ft.± covered storage free of rent; 3 dock doors and one 14' x 14' grade level door; Fenced, gated and paved yard area; 2,000 amp, 600 volt, 3 phase power (TBC); Sprinklered. Front facing 142 Street. See KEV/FG.	Kevin Mockford Frank Gibson	Property Brochure Lease Brochure

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	Eastgate Business Centre 9324 - 49 Street Edmonton, AB T6B 2L7 Canada	9366	3,270	\$7.50	\$4.49	3,270 sq. ft. (more or less) office/warehouse. Currently demised into two offices, washroom and balance is warehouse with 12 ft. grade loading overhead door. Economical net lease rate at \$7.50 per sq. ft. per annum! Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway. See KC.	Karen Chayka	Lease Brochure	
		9346	3,294	\$8.00	\$4.49	4 contiguous bays available. Can be leased individually or together. 3,246 sq.ft. or 6,540 or 9,953 sq.ft. or 13,404 sq.ft. Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway.			Lease Brochure
		9344/46	6,540	\$8.00	\$4.49	2 contiguous bays available. Can be leased individually or together. 3,246 sq.ft. or 6,540. Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway.			Lease Brochure
		9344/46/48	9,953	\$8.00	\$4.49	3 contiguous bays available. Can be leased individually or together. 3,246 sq.ft. or 6,540 sq.ft. or 9,953 sq.ft. Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway. See KC.			Lease Brochure
	Elm Business Park 9420 - 51 Avenue (Master Sheet) Edmonton, AB T6E 5A6 Canada	9464/66	5,281	\$8.00		FOR SUBLEASE. Fully developed office space floors with warehouse and overhead door. Modern finishes throughout. Corner unit. Large wrap-around windows. Building signage available over main door entrance. See JL/MP.	Julie Lam Michael Parsons	Lease Brochure	
	F-60 Industrial Building 11211 266 Street Acheson, AB T7X 6H6 Canada		10,680	MARKET		High-efficiency precast concrete. 1,680 sq.ft. of modern office design. 1,680 sq.ft. mezzanine undeveloped and customizable. Multiple O/H doors with 2x drive-through loading capability or Wash bay. Two (2) access points of entry into fenced & gravelled yard. Two (2) 10 ton overhead crane capabilities. Industrial power (600 amp; 600 volt). 28' clear ceiling height. Exposure and quick access via controlled intersection to HWY 60, HWY 16, HWY 16A, and Anthony Henday Drive. See VC.	Vince Caputo	Property Brochure Lease Brochure	
	Freestanding Industrial Building 6131 - 97 Street Edmonton, AB T6E 3J3 Canada	6131	23,578	\$9.50	\$3.50	23,578 sq.ft. freestanding renovated industrial facility on 1.89 acre lot. 5T & 15T interior and exterior crane ways. 4,215 sq.ft. open faced sandblasting building (not included in building size). Recently renovated building (2014). See GM.	Hennadiy (Ghena) Menyaylov	Property Brochure Lease Brochure	

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	Greenbay Industrial Building 17530 - 105 Avenue Edmonton, AB T5S 1G4 Canada	17526	1,739	\$10.00	\$6.50	Small warehouse bays with developed office. Masonry construction with a desirable site plan. Easily accessible west end location. Close to Anthony Henday and Yellowhead Trail. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
		Bldg A 17528	1,793	\$10.00	\$6.50	Small warehouse bay with developed office. Masonry construction with a desirable site plan. Easily accessible west end location. Close to Anthony Henday and Yellowhead Trail. Operating costs include utilities (gas, power and water). See CS/KM.		Lease Brochure
	Hygaard Building 208 to 280 Sioux Road Sherwood Park, AB Canada	214	5,365	\$12.00	\$4.18	5,365 sq.ft.± improved with 2 offices, kitchenette, server room, storage mezzanine. 12' x 14' grade level door. Sprinkered. 24' clear height. Convenient access to Anthony Henday Drive, Yellowhead Trail and HWY 21. See KEV/FG.	Kevin Mockford Frank Gibson	Lease Brochure
		240	6,280	\$12.00	\$4.18	6,280 sq.ft.± improved with main floor office/reception area. 8' x 10' dock level door. Sprinkered. 24' clear height. Convenient access to Anthony Henday Drive, Yellowhead Trail and HWY 21. See KEV/FG.		Lease Brochure
	Industrial Office/Warehouse 12930 - 148 Street Edmonton, AB T5L 2H8 Canada	12942	5,850	\$7.00	\$4.30	Multiple options from 3,450 sq.ft.± up to 6,000 sq.ft.±. Dock and grade loading. Large paved marshaling area. Close proximity to Yellowhead Trail. Small dock loading bays available. Fibre optic to building. See DB/MP/RB/CG.	Darcie Bouteiller Michael Parsons Ryan Brown	Lease Brochure
		12930/32	6,000	\$7.00	\$4.30	Large paved marshaling area. Close proximity to Yellowhead Trail. Small dock loading bays available. Fibre optic to building. See DB/MP/RB/CG.		Lease Brochure
	Integrity Land Professional Building 9940 - 99 Avenue Fort Saskatchewan, AB T8L 4G8 Canada	Main	875	\$9.00	\$9.75	Space available from 360 sq.ft.± up to 5,253 sq.ft.±. Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland. Parking on all four sides of building. Pylon sign in parking lot. Roof top gardens and perimeter deck. Sprinklered. Computerized security throughout building with all doors having "FOB" access permissions. Fish pond and professional reception area in welcoming lobby. Fitness center fully equipped with steam room, showers, and locker room. Beautifully developed professional space. See RB/CG/DB.	Ryan Brown Chad Griffiths NEW Darcie Bouteiller	Property Brochure Lease Brochure

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	Jubilee Business Centre 6051B 47 Street Leduc, AB T9E 7A5 Canada	201-205	17,500	\$11.00	\$3.50	REDUCED RATE Starting at \$9.50/sq.ft. Five (5) bay office/warehouse space with demising options from 7,020 sq.ft.± - 17,500 sq.ft.±. 3,900 sq.ft.± of office build-out consisting of thirteen (13) offices, boardroom, reception, lunchroom, locker room, and washrooms. Dual compartment sump in each bay. Five 16' x 18' grade loading doors. Three rows of parking on site. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure
	Leduc Business Park Freestanding Building Lot 42 4101 - 65A Avenue Lot 42 Leduc, AB T9E 0Z4 Canada		15,042	\$15.00		Insulated tilt-up concrete construction with modern office build out. Multiple 14' x 16' O/H doors with the capability to add drive through bays. High-efficiency building with low site coverage. Secured & gravelled yard with geo-textile grid and fabric underlay. 10-ton crane ready. Exposure to 65 Avenue and easy access to the QE2. IL Zoning. See VC/CG/RB/DB.	Vince Caputo Chad Griffiths Ryan Brown	Property Brochure Lease Brochure
	McIntyre Plaza 8810 - 48 Avenue Edmonton, AB T6E 5L1 Canada	8834	15,203	\$7.00	\$4.09	PENDING. Located next to the Whitemud Freeway. Four (4) dock doors and six (6) grade level doors. 24' ceiling height (underside of truss). Fully sprinklered. High bay halide lighting. Solid concrete tilt up construction. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
	McKenzie 17303 - 107 Avenue Edmonton, AB T5S 1E5 Canada	17317 Additional Space Types: Sublease	3,333	\$10.00	\$3.67	For Sublease. 3,333 sq.ft.± unit improved with air conditioned office/showroom area, boardroom area, kitchenette and warehouse serviced with 12' x 14' overhead door including 833 sq.ft.± mezzanine with 2 private offices, washroom and open work area. Direct access to 107 Avenue. 200 amp, 3 phase power (to be verified by Sub-Tenant). Head lease available. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Nerval on Roper 4904C - Roper Road (58 Avenue) Unit 4942 Edmonton, AB T6B 3T7 Canada	4940	1,981	\$14.00		Tilt up concrete and steel construction built in 2012. Six (6) units available immediately. Warehouse/office units left. Sprinklered. Includes heating/air conditioned units- one per unit. Pylon signage available. IB zoning. See KC.	Karen Chayka	Property Brochure Lease Brochure
		4946	2,110	\$17.06	\$6.73	2,110 sq.ft.± available space. New developed two storey unit with main floor warehouse and second floor office. Spinklered building. Elevator access to second floor. High level of common area improvements with aesthetically pleasing exterior. Pylon signage to 50 Street and also Roper Road. Located at the intersection of 50 Street and Roper Road (a.k.a. 58 Avenue), with immediate access to Whitemud Freeway. 50 Street is a main artery running north/south and the property has direct exposure with over 37,400 vehicles per day (City of Edmonton, 2015). See KC.	NEW	Lease Brochure
		4952	2,110	\$14.00		Tilt up concrete and steel construction built in 2012. Six (6) units available immediately. Warehouse/office units left. Sprinklered. Includes heating/air conditioned units- one per unit. Pylon signage available. IB zoning. See KC.		Lease Brochure

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	Northwest Business Park 11650 - 154 Street Edmonton, AB T5M 3N4 Canada	11668	4,511	\$10.00	\$5.88	4,511 sq.ft.± office/warehouse comprised of 3,600 sq.ft.± main floor office/showroom/warehouse and 911 sq.ft.± second floor area with 4 offices, lunchroom, boardroom. 8' x 10' dock level door. 21' ceiling height. Located close to 118 Avenue, 156 Street, 149 Street, Yellowhead Trail. New T5 lighting in warehouse. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Parsons South 10004 - 29A Avenue Edmonton, AB T6N 1A8 Canada	#1, 10016	2,660	\$9.00	\$4.50	2,660 sq.ft. office/warehouse. Grade level loading. Ceiling height ±21' to underside of beam. 14' x 14' grade level door. Located off Parsons Road, minutes from Gateway Boulevard, Calgary Trail, Anthony Henday, and South Edmonton Common. See KS.	Kim Sarnecki	Lease Brochure
		#2,10020 &	5,320	\$9.00	\$4.50	5,320 sq. ft. 2 grade level loading doors. One block west of Parsons Rd. See KS.		Lease Brochure
	Power Centre 4903 - 99 Street Edmonton, AB T6E 4Y1 Canada	4907	2,400	\$10.00	\$5.99	2,400 sq.ft.±. Demised as 50% showroom/office and 50% warehouse serviced with one grade loading door - 10' high. Bonus storage mezzanine above showroom/office. Direct exposure to 99 Street. Immediate access to 51 Avenue, Calgary Trail or Whitemud Freeway. See KC.	Karen Chayka	NEW Lease Brochure
	Quantum Business Park 11203 180 Street (11239) Edmonton, AB T5S0B4 Canada	11239	2,355	MARKET		STARTING BELOW MARKET. Corner unit. Functional office build-out. Additional mezzanine storage space. Professionally managed building. Easily accessible west end location. See DB/RB/CG.	Darcie Bouteiller Ryan Brown Chad Griffiths	Property Brochure Lease Brochure
	Rampart Business Centre 16135C - 142 Street NW Edmonton, AB T6V 0M7 Canada	104	4,609	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
		102	4,609	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.		Lease Brochure

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	Rampart Business Centre 16135C - 142 Street NW Edmonton, AB T6V 0M7 Canada	109	4,609	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure	
		108	4,609	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		105	4,609	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		110	4,619	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		103	4,619	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		106	4,978	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		107	4,978	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		101	5,102	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure

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Industrial

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Small Bay Pylypow Industrial 5404 36 Street Edmonton, AB T6B3P3 Canada	12	1,765	\$10.00	\$6.66	PENDING. 1,800 sq.ft.± industrial bay. Front reception area. 10' x 14' grade level loading. Radiant heating. Dual compartment sump. 16'6" clear height. 100 amp/3 phase power (to be verified). T8 lighting. Mezzanine storage. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Southworks Centre 9635 - 62 Avenue Edmonton, AB T6E 0E1 Canada	9639	964	\$975/month	\$450/month	964 sq.ft. available for lease. South Central location right off 99 Street on Argyll Road. New Direct Control zoning allows for most IB zoned uses and a wide range of businesses. Easy access to public transit and Whitemud Drive. Concrete demising walls. See RB/CG/DB.	Ryan Brown Chad Griffiths NEW Darcie Bouteiller	Property Brochure Lease Brochure
	Transwest Place 26229 Township Road 531A Acheson, AB T7X 5A4 Canada	127/133	14,125	\$9.00	\$4.97	2,142 sq.ft. of developed office space with 9,841 sq.ft. of warehouse space. 2,142 sq.ft. of concrete mezzanine at no additional charge. Strategically located immediately off Highway 60 between Highway 16 (Yellowhead Trail) and Highway 16A. 20' clear ceiling height, sprinklered, 14' grade loading overhead doors. Owned and managed by Dream Industrial Management Corp. Also available is 140/144 - 8,120 sq.ft.±. See CG/RB/DB/VC.	Chad Griffiths Ryan Brown NEW Darcie Bouteiller	Lease Brochure
	Troika Business Centre Unit 20, 41 Broadway Blvd Sherwood Park, AB T8H 2C1 Canada	Main STORAGE	1,900	\$8.00	\$8.00	845 sq.ft. - 4,000 sq.ft.± of second floor retail/office space; 1,900 sq.ft.± main floor available for storage. Various demising options available to accommodate Tenant size. Pylon signage available. Convenient access to Anthony Henday and Yellowhead. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure
	Westminster Business Park 9603 - 45 Avenue Building B & C Edmonton, AB T6E 5Z8 Canada	9655	2,579	\$9.50	\$6.37	2,579 sq.ft. mostly built out office space with small warehouse in rear. Dock loading. Owned and managed by Dream Industrial Management Corp. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
		9699	2,642	\$9.50	\$6.37	3,000 sq.ft.± office/warehouse space available. Nicely appointed office build-out demised into reception area, two offices, washroom & warehouse space. Two-stage compartment sump. Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street. Owned and managed by Dream Industrial Management Corp.	NEW Lease Brochure	



Virtual Tour: <https://qoo.gl/rq66P9>

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Industrial

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Westminster Business Park 9603 - 45 Avenue Building B & C Edmonton, AB T6E 5Z8 Canada	9617	5,139	\$8.00	\$6.37	5,129 sq.ft.± available. Two (2) grade overhead doors. 18 foot ceiling height. Previously occupied by a machine shop. See CG, RB, DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
		9691	5,240	\$9.50	\$6.37	2,620 sq.ft. up to 5,240 sq.ft.± office/warehouse space available. Dock and grade loading. Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street. Available immediately. Owned and managed by Dream Industrial Management Corp. See CG/RB/DB.		Lease Brochure
	Weststreet Building 10703 - 181 Street NW Edmonton, AB T5S 1N3 Canada	10705	1,112	\$8.75	\$7.50	1112 sq.ft. storage space available in the Weststreet Building on 107 Avenue. Close to the Anthony Henday, Whitemud Freeway and Yellowhead Trail. See CS/KM.	Chad Snow Kari Martin NEW	Lease Brochure

Land






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	9712 - 54 Avenue Edmonton, AB T6E 0A9 Canada	9712 Land	15,000	MARKET		15,000 sq.ft.± yard space (150' x 100'). Gravel compacted. Fenced around perimeter. Conveniently located between 97 Street and 99 Street North of 51 Avenue. See GM.	Hennadiy (Ghena) Menyaylov	Lease Brochure
	Build to Suit 88 Avenue & 13 Street NW Strathcona County, AB T6P 1X2 Canada		3.00 acres	MARKET		±3.00 acres site located in Laurin Industrial Park. Potential build to suit opportunity available. Fully serviced to the property line. Easy access to 17 Street, Sherwood Park Freeway, Anthony Henday Drive, Yellowhead Trail. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure Lease Brochure
	Prime Lot on 109 Street 6930 - 109 Street Edmonton, AB T6H 3B8 Canada		11,754	MARKET		PENDING. Corner site with prime exposure to 109 Street. Can accommodate a wide variety of tenant uses. The landlord will consider short term or seasonal tenants. See VC.	Vince Caputo	Lease Brochure

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Office






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	11140 - 149 Street Edmonton, AB T5M 2V6 Canada	14935	7,500	\$4,375/month	\$2,325/month	3,500 sq.ft.± main floor office / warehouse. Additional 4,000 sq.ft.± of mezzanine. Quick access to 149 Street, 111 Avenue and Yellowhead Trail. Grade level loading in warehouse. Available March 2018. See CG, RB, DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
	11224 - 142 Street Edmonton, AB T5M 3P8 Canada	11307	2,755	\$9.50	\$4.38	2,755 sq.ft.± office/warehouse. Main floor (1,995 sq.ft.±) includes four offices, open area, kitchenette, warehouse. Second floor includes open area of 760 sq.ft.±. 12' x 16' grade level door. Easy access to 111 Avenue, 118 Avenue, and Yellowhead Trail. See KEV/FG.	Kevin Mockford Frank Gibson	Lease Brochure
		11308	12,294	\$12.00	\$4.38	12,294 sq.ft.± office/showroom/warehouse comprised of: 3,990 sq.ft.± main floor showroom; 6,665 sq.ft.± warehouse; 1,639 sq.ft.± second floor office area. Two 12' x 16' grade doors with "drive through" capability. Excellent exposure to 142 Street. Easy access to 111 Avenue, 118 Avenue, and Yellowhead Trail. Pylon signage available. See KEV/FG.		
	12143 - 67 Avenue NW Edmonton, AB T5B 1M6 Canada	2nd 12149	1,200	\$1,500/month		1,200 sq.ft.± of second floor office space. Demised as open space, one office, and washroom. Parking in front of the building. Conveniently located just off 66 Street near Yellowhead Trail, Fort Road, Wayne Gretzky Drive, 118 Avenue and 50 Street. See GM/TD.	Hennadiy (Ghena) Menyaylov Travis Dochuk NEW	Lease Brochure
	12225 - 107 Avenue Edmonton, AB T5N 0Y3 Canada	2nd 201	966	\$12.00	\$9.08	2nd floor office space. Property recently had a complete interior renovation and new building facade. Available for immediate occupancy. Located just off of 124 Street corridor. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
		2nd 206	1,137	\$12.00	\$9.08	Second floor office space. Property recently had a complete interior renovation and new building facade. Located just off of 124 Street corridor. Available May 1, 2018. See CG/RB/DB.		
	124 Street Building 10711 - 124 Street Edmonton, AB T5M 0H2 Canada	205	1,907	\$12.00	\$8.07	1,907 sq.ft.± second floor office space. Exposure to 13,000 vehicles/day (2013 City of Edmonton Traffic Flow Map). Available for immediate occupancy. Public transportation in front of the building. Numerous amenities within walking distance. Fronts onto 124 Street with easy access to 107 Ave, Stony Plain Rd and downtown. See FG/KEV	Frank Gibson Kevin Mockford	Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	15826 - 111 Avenue Edmonton, AB T5M 2R8 Canada		3,250	\$10.00	\$3.90	3,200 sq.ft.± office/showroom and warehouse space. Excellent exposure to 111 Avenue. Easy access to Mayfield Road, 156 Street, 170 Street, Stony Plain Road. Sump/Drain system. 12' x 12' grade level overhead door. See KEV.	Kevin Mockford	NEW Lease Brochure
		Additional Space Types: Industrial						
	16504 - 100 Avenue NW Edmonton, AB T5P 4Y1 Canada	10041	2,580	\$11.00	\$3.22	2,580 sq.ft. of retail/office space over two floors available immediately for Lease. Main floor (1,994 sq.ft.±) consists of open showroom, private office, washroom and lunch area. Second floor (586 sq.ft.±) consists of three private offices. Ideal for medical or other professional uses. Convenient location just off Stony Plain Road, with easy access to 170th Street and 156th Street. Corner unit. See MP.	Michael Parsons	NEW Lease Brochure
		Additional Space Types: Retail						
	17404 - 106A Ave Edmonton, AB T5S 1E6 Canada	17418	3,333	\$8.50	\$3.02	3,333 sq.ft.± consisting of 2,500 sq.ft.± office/warehouse, improved with 3 offices, 2 washrooms and reception area. Plus 833 sq.ft.± of open 2nd floor space. 12'x12' grade loading overhead door. Quick access to 107 Ave, 178 St, 170 St, Anthony Henday Drive & Yellowhead Trail. Close to public transportation services. See KEV/FG.	Kevin Mockford Frank Gibson	NEW Lease Brochure
		Additional Space Types: Industrial						
	17511 - 107 Avenue Edmonton, AB T5S 1E5 Canada	208	1,382	\$13.50		1,382 sq.ft.± improved with 7 private offices, reception area and server room. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
		207	1,810	\$13.50		1,810 sq.ft.± improved with 1 office, large open area, and kitchenette. See FG/KEV.		Lease Brochure
	2220 - 80 Avenue Edmonton, AB T6P 1N2 Canada	Main 2220	950	\$1,300/month		Approximately 950 sq.ft.±. Currently comprised as vestibule entrance, reception area with desk, three offices and two washrooms. Corner unit with windows on two sides. Quick access to 34 Street, Sherwood Park Freeway and 76 Avenue. See KC.	Karen Chayka	Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	2508 Ellwood Dr SW Edmonton, AB T6X 0A9 Canada	2nd	3,000	\$16.50	\$9.56	Main Floor: 6,150 sq.ft.± with 15 private offices, 2 board/meeting rooms, kitchen, staff room and many more features. Corner offices. Second Floor Corner: 3,025 sq.ft.± office area, full improvement with 6 private offices, board/meeting room, file/storage room and reception area. Elevator access. Parking - a minimum of 5/1,000 sq.ft. Close access to public transit. Overlooks walking trails and environmental reserve area. Signage opportunities facing Ellwood Drive. See FG/KEV/CG/RB/DB.	Frank Gibson Kevin Mockford Chad Griffiths	Property Brochure Lease Brochure
		2508						
		Main	6,150	\$16.50	\$9.56	Main Floor: 6,150 sq.ft.± with 15 private offices, 2 board/meeting rooms, kitchen, staff room and many more features. Corner offices. Second Floor Corner: 3,025 sq.ft.± office area, full improvement with 6 private offices, board/meeting room, file/storage room and reception area. Elevator access. Parking - a minimum of 5/1,000 sq.ft. Close access to public transit. Overlooks walking trails and environmental reserve area. Signage opportunities facing Ellwood Drive. See FG/KEV/CG/RB/DB.		Lease Brochure
	4260C - 93 Street Edmonton, AB T6E 5P5 Canada	4272	2,271	\$10.00	\$6.74	2,271 sq.ft.± plus additional 670 sq.ft.± mezzanine. Developed with reception area, 3 offices, 1 washroom and storage room. Office area is air-conditioned. Quick access to Whitemud Drive, Gateway Boulevard and Calgary Trail. See TD/JB.	Travis Dochuk Jim Barkwell	Property Brochure Lease Brochure NEW
	4303 Savaryn Drive SW Edmonton, AB T6X2E8 Canada	2nd	1,600	\$22.00		1,600 sq.ft.± of second floor office space. Elevator access. Covered patio area with lake view. Negotiable Tenant Improvement Allowance. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure NEW
	50 Street Leduc Plaza 4809 - 43A Avenue Leduc, AB T9E 8J6 Canada	2nd	1,260	\$20.00		PENDING. Sizes from 994 - 4,330 sq.ft.±. Multiple rows of common parking. Handicap accessible with elevator. Grand atrium common entrance. Professional office units available with finished development options. Corner location. Full height windows and high ceilings in every unit. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
		2nd	1,815	\$20.00		PENDING. Sizes from 994 - 4,330 sq.ft.±. Multiple rows of common parking. Handicap accessible with elevator. Grand atrium common entrance. Professional office units available with finished development options. Corner location. Full height windows and high ceilings in every unit. See CS/KM.		Lease Brochure
		2nd	4,330	\$20.00		PENDING. Sizes from 994 - 4,330 sq.ft.±. Multiple rows of common parking. Handicap accessible with elevator. Grand atrium common entrance. Professional office units available with finished development options. Corner location. Full height windows and high ceilings in every unit. See CS/KM.		Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	50th Street Plaza 5204 - 50 Street Leduc, AB T9E 6Z6 Canada	Bay 2	2,242	\$14.00	\$3.50	PENDING. Retail strip centre in the heart of the Leduc Business Centre. Direct exposure to 50 Street, Leduc's main north/south thoroughfare. Over two rows of parking on a first-come, first-serve basis. Pylon signage available at market rates. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
	66 Street Plaza 4202 - 66 Street Edmonton, AB T6K 4A2 Canada	4226	1,760	\$20.00	\$11.78	Fully developed 1,760 sq.ft.±, well-kept offices. Currently demised as a reception area, kitchen, bathroom, boardroom and six (6) offices. Located in the 66 Street Plaza on high traffic 66 Street with future LRT line and off Whitemud Drive. See GM.	Hennadiy (Ghena) Menyaylov	NEW Lease Brochure
	6603 - 99 Street Edmonton, AB T6E 3P7 Canada	2nd 6613	2,400	\$17.50		2,400 sq.ft.± second floor office. Excellent exposure onto 99 Street. Six on-site parking stalls included. Quick access to Argyll Road, Gateway Boulevard, Calgary Trail and 91 Street. See VC.	Vince Caputo	NEW Lease Brochure
	6801 - 104 Street Edmonton, AB T6H2L5 Canada	Basement	2,400	\$9.00		Economical office/retail space. Fronts onto 104 Street (Calgary Trail South). Directly North of Home Depot. Corner Lot with non-metered parking on stalls on side and three on-site stalls included. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	NEW Lease Brochure
	7919 - 118 Avenue Edmonton, AB T5B 0R5 Canada	Main	3,635	\$18.00	\$8.00	Property recently updated its exterior façade. Prime exposure to 118th Avenue. Functional space built-out with reception/ seating area, lunch room, board room, 13 offices, 3 examination rooms and in-suite washrooms. Ideal for medical clinic, pharmacy and general professional office users. On-site parking. Easy access to public transport. See VC.	Vince Caputo	Lease Brochure
		Basement	5,500	\$4.00	\$8.00	Property recently updated its exterior façade. Prime exposure to 118th Avenue. Functional commercial space built-out with reception area, three (3) large open workspaces, four (4) private offices and in-suite washrooms. Ideal set up for various community associations or training and learning organizations. On-site parking. Easy access to public transport. See VC.		Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	8941 - 82 Avenue Edmonton, AB T6C 0Z2 Canada	8939 Additional Space Types: Retail	1,250	\$18.00	\$6.05	PENDING. 1,205 sq.ft.± retail space. Built out with exposure to Whyte Avenue with direct proximity to public transportation. Wide open work area/showroom, two (2) washrooms, storage room, kitchen area and air conditioning. Excellent building signage opportunities. Can accommodate a variety of retail services. See VC.	Vince Caputo	NEW Lease Brochure
	9 Airport Road NW Edmonton, AB T5G 0W6 Canada	11 Airport Road Additional Space Types: Industrial	2,660	\$9.50	\$3.80	2,660 sq.ft.± office/showroom/warehouse. Grade loading with 10' x 12' overhead door. 200 amp/3 phase power (to be verified). Convenient access to Kingsway Ave and Yellowhead Trail. Telus fibre optics. See KEV/FG.	Frank Gibson Kevin Mockford	NEW Lease Brochure
	9712 - 54 Avenue Edmonton, AB T6E 0A9 Canada	2 202 2 206	850	MARKET		850 sq.ft.± of second floor office space. Newly renovated space includes new carpet, ceiling tiles, fluorescent lighting, washroom and freshly painted walls. 5 parking stalls directly in front of entrance. Walking distance to bus stop on 51 Avenue. Conveniently located between 97 Street and 99 Street North of 51 Avenue. See GM.	Hennadiy (Ghena) Menyaylov	Lease Brochure
	97th Street Plaza #203, 4103 - 97 Street Edmonton, AB T6E 6E9 Canada	203	5,048	MARKET		Corner unit with abundant natural light. High exposure 2nd floor office condo (5,048 sq.ft.±) on 97th Street. Functional office design with modern finishes throughout. Spacious offices coupled with open work area accommodates a wide variety of professional users. Close proximity to Whitemud Drive and QEII. Easy access to public transit. Private main floor entry way. See DB/CG/RB.	Darcie Boutellier Ryan Brown Chad Griffiths	Property Brochure Lease Brochure
	99 Street Building 9845 - 41 Avenue Edmonton, AB T6E 0A2 Canada	Main 9841 Additional Space Types: Retail	4,520	\$11.00	\$9.23	Office/showroom with 4 overhead doors. Fenced yard area. Full height front windows provides exciting showroom office possibilities. Office possibilities. Ready for tenant's choice of finishings. New high output LED lighting throughout. Trench sumps. Signage visibility to 99 Street. Close proximity to the Whitemud Freeway, 34 Avenue, Gateway Boulevard and Calgary Trail. See CS/KM.	Chad Snow Kari Martin	Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	99th Street Building 5210 - 99 Street Edmonton, AB T6E 3N7 Canada	5220	4,001	\$11.50	\$5.86	11,021 sq.ft.± with potential to demise to 4001 sq.ft.± and 7020 sq.ft.±. Warehouse / Showroom / Office with direct exposure to 99th Street. Semi Dock and Grade Loading Overhead Doors. Building undergoing exterior upgrades. Immediate access to 51 Avenue, Calgary Trail and Whitemud Freeway. See KC.	Karen Chayka	Lease Brochure
		5210	7,020	\$11.50	\$5.86	11,021 sq.ft.± with potential to demise to 4001 sq.ft.± and 7020 sq.ft.±. Warehouse / Showroom / Office with direct exposure to 99th Street. Semi Dock and Grade Loading Overhead Doors. Building undergoing exterior upgrades. Immediate access to 51 Avenue, Calgary Trail and Whitemud Freeway. See KC.		
		5210-5220	11,021	\$11.50	\$5.86	11,021 sq.ft.± with potential to demise to 4001 sq.ft.± and 7020 sq.ft.±. Warehouse / Showroom / Office with direct exposure to 99th Street. Semi Dock and Grade Loading Overhead Doors. Building undergoing exterior upgrades. Immediate access to 51 Avenue, Calgary Trail and Whitemud Freeway. See KC.		
	Amador Building 17505 - 107 Avenue Edmonton, AB Canada	2	5,707	\$15.00	\$9.42	5,707 sq.ft.± improved with thirteen (13) private offices, boardroom, open work area, reception area, server room and kitchenette. Excellent location with exposure to 107 Avenue. Easy access to 170 Street, 178 Street, Stony Plain Road, Yellowhead Trail, and Anthony Henday Drive. Walking distance to public transit services. Fibre optics service. Air conditioned. 19 parking stalls. Building signage available. See KEV.	Kevin Mockford	Lease Brochure
		201						
	Bassani Building 10534-10544 106 Street Edmonton, T5H2X6 Canada	2nd	1,099	\$11.00	\$9.22	The Bassani Building is a two storey, 36,167 sq.ft. office, retail and warehousing building located on the north edge of City Centre with a view of MacEwan University and Rogers Place Arena from the second floor, making this an ideal location for servicing the City Centre with the ease of accessibility for employees and customers. One-hour customer parking at the front of the building. Quick access to major thoroughfares and traffic arterials such as 109 Street, 104 Avenue, and 107 Avenue. Immediate access to the downtown core. Well maintained and professionally managed building. See KC.	Karen Chayka	Lease Brochure
		204A						
		2nd	1,774	\$11.00	\$9.22	The Bassani Building is a two storey, 36,167 sq.ft. office, retail and warehousing building located on the north edge of City Centre with a view of MacEwan University and Rogers Place Arena from the second floor, making this an ideal location for servicing the City Centre with the ease of accessibility for employees and customers. One-hour customer parking at the front of the building. Quick access to major thoroughfares and traffic arterials such as 109 Street, 104 Avenue, and 107 Avenue. Immediate access to the downtown core. Well maintained and professionally managed building. See KC.		Lease Brochure
		203/201						

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Bassani Building 10534-10544 106 Street Edmonton, T5H2X6 Canada	2nd 211	1,818	\$11.00	\$9.22	The Bassani Building is a two storey, 36,167 sq.ft. office, retail and warehousing building located on the north edge of City Centre with a view of MacEwan University and Rogers Place Arena from the second floor, making this an ideal location for servicing the City Centre with the ease of accessibility for employees and customers. One-hour customer parking at the front of the building. Quick access to major thoroughfares and traffic arterials such as 109 Street, 104 Avenue, and 107 Avenue. Immediate access to the downtown core. Well maintained and professionally managed building. See KC.	Karen Chayka	Lease Brochure
	Bay Plaza Condo 3104 Parsons Road NW Edmonton, AB T6N 1L6 Canada	2nd 214, 3132	1,033	\$18.00	\$9.47	Second floor, nicely finished, office space. 3 assigned parking stalls. Variety of office, retail and medical uses in the building. Close proximity to South Edmonton Common and Anthony Henday Drive. Elevator in building. See TD.	Travis Dochuk	Property Brochure NEW Lease Brochure
	BELWOOD BUILDING 4804 - 87 Street Edmonton, AB T6E 5W3 Canada	2nd 270	1,597	MARKET	\$11.03	From 977 sq.ft. up to 4,189 sq.ft. office. Central south Edmonton location, just off of Whitemud Freeway. Corner units available. Main and second floor units available. See KS.	Kim Sarnecki	Lease Brochure
		Main 130	1,891	MARKET	\$11.03	From 977 sq.ft. up to 4,189 sq.ft. office. Central south Edmonton location, just off of Whitemud Freeway. Corner units available. Main and second floor units available. See KS.		Lease Brochure
		Main 111	2,299	MARKET	\$11.03	From 977 sq.ft. up to 4,189 sq.ft. office. Central south Edmonton location, just off of Whitemud Freeway. Corner units available. Main and second floor units available. See KS.		Lease Brochure
		Main 150A	2,414	MARKET	\$11.03	From 977 sq.ft. up to 4,189 sq.ft. office. Central south Edmonton location, just off of Whitemud Freeway. Corner units available. Main and second floor units available. See KS.		Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Bridgewater Business Park 6904 Roper Road Edmonton, AB T6B 3H9 Canada	Main	2,100	\$12.00	\$7.64	2,100 sq.ft.± fully developed, main floor end cap space available currently demised into 6 offices, kitchen, reception and open area. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Building signage available over main door entrance. Large windows. 109 parking stalls on site. See JL.	Julie Lam	Lease Brochure
		6924	4,200	\$12.00	\$6.50	Net rental rates starting at \$12.00/sq.ft./annum. 4,200 sq.ft. fully developed office space. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. See JL.		Lease Brochure
		6920	4,200	\$12.00	\$6.50	Net rental rates starting at \$12.00/sq.ft./annum. 4,200 sq.ft. fully developed office space. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. See JL.		Lease Brochure
		6920/24	8,400	\$12.00	\$6.50	Net rental rates starting at \$12.00/sq.ft./annum. 4,200 sq.ft. fully developed office space. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. See JL.		Lease Brochure
	Calgary Trail Exposure 6811 - 104 Street Edmonton, AB T6H 2L5 Canada	2nd 6817	1,200	\$12.00	\$6.95	1,000, 2,662, 4,324 or 5,324 sq.ft.± main floor option available. 1,200 sq.ft.± unit available on the second floor. The building can accommodate a variety of retail, office or industrial uses. Direct exposure to Calgary Trail. Small fenced yard for storage behind bays. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure Lease Brochure
		Main 6817	5,324	\$10.00	\$6.95	1,000, 2,662, 4,324 or 5,324 sq.ft.± main floor option available. 1,200 sq.ft.± unit available on the second floor. The building can accommodate a variety of retail, office or industrial uses. Direct exposure to Calgary Trail. Small fenced yard for storage behind bays. See RB/CG/DB.		Lease Brochure
Additional Space Types: Industrial Retail								
	Cannon Centre 11228 - 163 Street Edmonton, AB T5M 1Y6 Canada	2nd 11232	1,738	\$9.75	\$4.72	MLS Listing E1022663. Premium Industrial/Retail Centre featuring Princess Auto as anchor tenant. 1,738 sq.ft.± corner second floor office. The space has access to four (4) rows of parking. Convenient access to Mayfield Rd, 170 Street, Anthony Henday Drive and Yellowhead Trail. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Capilano Industrial Centre 4630 - 91 Avenue Edmonton, AB T6B 2L1 Canada	2nd 4720A	1,655	\$12.00		713 sq.ft.± to 1,655 sq.ft. available. Air-conditioned second-floor office space at competitive market rates. Air-conditioning throughout. Easy access to public transportation. Professionally managed property. See CS/KM.	Chad Snow Kari Martin	Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Capilano Industrial Centre 4630 - 91 Avenue Edmonton, AB T6B 2L1 Canada	2nd 4724	1,900	\$12.00		Air-conditioned second-floor office space at competitive market rates. Air-conditioning throughout. Easy access to public transportation. Professionally managed property. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
	Centre 87 4940 - 87 Street Edmonton, AB T6E 5W3 Canada	Main 100, 4936	2,400	\$12.00	\$7.00	Main floor office space in an ideal southside location close to major transportation routes. Move in ready. Corner unit with windows on two sides. Convenient access to 51 Avenue, 75 Street and the Whitemud Freeway. Fully air-conditioned. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
	CENTRE 91 4238 - 91A Street Edmonton, AB T6E 5V2 Canada	2nd 4252/54	1,156	\$18.00		1,156 sq.ft.± of second-floor office space available. Newly renovated office with two (2) washrooms, kitchen/coffee counter and balance is mostly open. Located in the Strathcona Industrial Park, which is bounded by Gateway Boulevard, Whitemud Freeway, 34 Avenue and 91 Street. Rent includes base rent, operating costs and utilities. See KS.	Kim Sarnecki	NEW Lease Brochure
	Centre Plaza 176 Chippewa Road Sherwood Park, AB T8A 4G7 Canada		2,677	\$16.00	\$8.75	Single storey retail strip centre suitable for office, retail or service uses. Over 80 parking stall on-site with two rows of parking in front. One block south of Baseline Road, the main retail corridor of Sherwood Park, which extends into downtown Edmonton. Professionally managed property. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
	Commerce Court Building 9804 - 47 Avenue Edmonton, AB T6E 5P3 Canada	2nd 3, 9816	700	\$15.43		700 sq.ft.±. Air-conditioned. Rents are gross plus utilities (gas, water and electricity). Building has double row parking. Property taxes, building insurance, common area and property management fees are included. See KS.	Kim Sarnecki	NEW Lease Brochure
		2nd 4, 9840	1,400	\$15.43		1,400 sq.ft.± (ability to demise to 700 sq.ft.±). Air conditioned. Rents are gross plus utilities (gas, water and electricity). Building has double row parking. Property taxes, building insurance, common area and property management fees are included. One block east of 99th Street at 47th Avenue. Just a few blocks from Whitemud Freeway, Gateway Boulevard and Calgary Trail. See KS.		Lease Brochure
	Eastgate Business Centre 9324 - 49 Street Edmonton, AB T6B 2L7 Canada	2nd 211, 9332	905	\$7.50	\$9.03	905 rentable sq.ft.± demised into 3 offices and open work area. Second floor office space available immediately. Walk up. Air conditioned. Common area washrooms. Immediate access to Sherwood Park Freeway, Whitemud Freeway via. 50th Street. See KC.	Karen Chayka	Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Edmonton Sun Building 4990 - 92 Ave Edmonton, AB T6B2V4 Canada	3rd 350	23,579	MARKET	\$11.15	23,579 sq.ft.± available for SUBLEASE. Direct exposure to 50 Street. Opportunity for highly visible building signage. Professionally built offices. Elevator. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
		Additional Space Types: Sublease						
	Ellwood Business Centre 2544 Ellwood Drive Edmonton, AB T6X 0A9 Canada	2nd 206	4,352	\$21.00	\$12.23	4,352 sq.ft.± second floor office. Second floor unit with 7 private offices, boardroom, open work area, air-conditioned server room. Additional offices can be built. Located north of Ellerslie Road on Ellwood Drive east of Parsons Road. Quick access to Calgary Trail, Anthony Henday Drive and Parsons Road (99 Street). Abundance of surface parking. See KEV/FG.	Kevin Mockford Frank Gibson	NEW Lease Brochure
	Elm Business Park 9420 - 51 Avenue (Master Sheet) Edmonton, AB T6E 5A6 Canada	9464/66	5,281	\$8.00		FOR SUBLEASE. Fully developed office space floors with warehouse and overhead door. Modern finishes throughout. Corner unit. Large wrap-around windows. Building signage available over main door entrance. See JL/MP.	Julie Lam Michael Parsons	Lease Brochure
		Additional Space Types: Sublease						
	Fort Road Centre 13411 Fort Road Edmonton, AB T5A 1C6 Canada	2nd	1,500 - 4,729	\$12.00	\$8.00	This property features options from 1,500 sq.ft. up to 4,729 sq.ft. of professionally finished office area that can provide windows on up to three sides. Elevator serviced building. Recently underwent multiple interior upgrades and property renovations, including common areas and washrooms. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
	Hewes Professional Centre 2551 Hewes Way Edmonton, AB Canada	2nd	1,800	\$19.00	\$13.80	1,800 - 8,800 sq.ft.± of Class A demisable professional or medical office space. Fixtured with 12 exam rooms, 2 procedure/surgery rooms, 6 offices, laboratory, meeting and lunch room. 14 assigned parking stalls available. Located across from Mill Woods Town Centre and the Transit Centre, with the future LRT route nearby and close proximity to the Grey Nuns Hospital. Net Rental Rate: \$19.00 - \$26.00 sq.ft./annum. See GM.	Hennadiy (Ghena) Menyaylov	Lease Brochure
		2nd	4,400	\$19.00	\$13.80	1,800 - 8,800 sq.ft.± of Class A demisable professional or medical office space. Fixtured with 12 exam rooms, 2 procedure/surgery rooms, 6 offices, laboratory, meeting and lunch room. 14 assigned parking stalls available. Located across from Mill Woods Town Centre and the Transit Centre, with the future LRT route nearby and close proximity to the Grey Nuns Hospital. Net Rental Rate: \$19.00 - \$26.00 sq.ft./annum. See GM.		Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Hewes Professional Centre 2551 Hewes Way Edmonton, AB Canada	2nd 201 & 202	8,800	\$19.00	\$13.80	1,800 - 8,800 sq.ft.± of Class A demisable professional or medical office space. Fixtured with 12 exam rooms, 2 procedure/surgery rooms, 6 offices, laboratory, meeting and lunch room. 14 assigned parking stalls available. Located across from Mill Woods Town Centre and the Transit Centre, with the future LRT route nearby and close proximity to the Grey Nuns Hospital. Net Rental Rate: \$19.00 - \$26.00 sq.ft./annum. See GM.	Hennadiy (Ghena) Menyaylov	Lease Brochure
	High Park Corner 14903 - 111 Avenue Edmonton, AB T5M 2P6 Canada	2nd Full Floor	1,300 - 9,306	\$12.00	\$14.75	Full floor available -1,300 sq.ft.± up to 9,306 sq.ft.±. Recently renovated three storey office building, featuring underground and surface parking, on a highly visible site. Building signage potential. Professionally managed building. See CS/KM.	Chad Snow Kari Martin	NEW Lease Brochure
		3rd 300	1,500	\$12.00	\$16.49	Corner office suites with windows on two sides. A recently renovated three storey office building, featuring underground and surface parking on a highly visible site. See CS/KM.		Lease Brochure
		3rd 315	1,894	\$12.00	\$16.49	A recently renovated three storey office building, featuring underground and surface parking, on a highly visible site. Building signage potential. Professionally managed building. See CS/KM.		Lease Brochure
		Main 14905	2,479	\$12.00	\$13.65	A recently renovated three storey office building, featuring underground and surface parking, on a highly visible site. High Park Corner is located in Northwest Edmonton, five minutes from downtown, at a busy intersection of 149 Street and 111 Avenue. Building signage potential. Professionally managed building. See CS/KM.		Lease Brochure
	Imperial Square II 10440 - 170 Street Edmonton, AB T5S 1M4 Canada	10440	12,300	\$10.00	\$6.37	3,725 sq.ft.± to 12,300 sq.ft.± available. Class A improvements, floor to ceiling windows, dock or grade loading. High level of office development with warehouse space. Energized parking. No monthly parking fees. Close to the Anthony Henday, Whitemud Freeway and Yellowhead Trail. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
	Integrity Land Professional Building 9940 - 99 Avenue Fort Saskatchewan, AB T8L 4G8 Canada	3rd	360	\$16.00	\$9.75	Space available from 360 sq.ft.± up to 5,253 sq.ft.±. Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland. Parking on all four sides of building. Pylon sign in parking lot. Roof top gardens and perimeter deck. Sprinklered. Computerized security throughout building with all doors having "FOB" access permissions. Fish pond and professional reception area in welcoming lobby. Fitness center fully equipped with steam room, showers, and locker room. Beautifully developed professional space. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	NEW Property Brochure Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure	
		Floor/Suite	Sq Ft						
	Integrity Land Professional Building 9940 - 99 Avenue Fort Saskatchewan, AB T8L 4G8 Canada	Main	1,655	\$16.00	\$9.75	Space available from 360 sq.ft.± up to 5,253 sq.ft.±. Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland. Parking on all four sides of building. Pylon sign in parking lot. Roof top gardens and perimeter deck. Sprinklered. Computerized security throughout building with all doors having "FOB" access permissions. Fish pond and professional reception area in welcoming lobby. Fitness center fully equipped with steam room, showers, and locker room. Beautifully developed professional space. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	NEW Lease Brochure	
		Main	2,726	\$16.00	\$9.75	Space available from 360 sq.ft.± up to 5,253 sq.ft.±. Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland. Parking on all four sides of building. Pylon sign in parking lot. Roof top gardens and perimeter deck. Sprinklered. Computerized security throughout building with all doors having "FOB" access permissions. Fish pond and professional reception area in welcoming lobby. Fitness center fully equipped with steam room, showers, and locker room. Beautifully developed professional space. See RB/CG/DB.		NEW Lease Brochure	
	Kingsway Court 11710 Kingsway NW Edmonton, AB T5G 0X5 Canada	Main 11710	2,500	\$9.50	\$12.00	MLSE1024279 FULL FEES TO OUTSIDE BROKERS. 2,500 sq.ft.± main and second floor office space. Professionally renovated space incorporating open design with private office space. Main floor demised into 4 offices, 3 workspace areas, boardroom, reception, kitchenette, and copy room. Server room with dedicated AC and fibre optics available. High visibility from Kingsway Ave 35,700 vehicles per day (City of Edmonton 2014 - Traffic Count). See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure	
	Klondike Centre 11050 - 156 Street Edmonton, AB T5P 4M8 Canada	Main 11062	1,460	\$8.00	\$9.75	Parking ratio of 3.6 stalls per 1,000 sq.ft. usable area. Conveniently located in a mix of commercial and residential areas. Main floor office/retail space on a visible corner intersection with exposure to 111 Avenue. Multiple exterior and common area upgrades underway. Ample surface parking. Potential for pylon signage. Professionally managed building. See CS/KM	Chad Snow Kari Martin	NEW Lease Brochure	
		Additional Space Types: Retail							
		2nd 215	2,150	\$8.00	\$10.50	Parking ratio of 3.6 stalls per 1,000 sq. ft. usable area. Conveniently located in a mix of commercial and residential areas. Second floor walk up office space on a visible corner intersection with exposure to 111 Avenue. Multiple exterior and common area upgrades underway. Ample surface parking. Potential for pylon signage. Professionally managed building. See CS/KM.		NEW Lease Brochure	
		2nd 214	2,444	\$8.00	\$10.50	Parking ratio of 3.6 stalls per 1,000 sq. ft. usable area. Conveniently located in a mix of commercial and residential areas. Second floor walk up office space on a visible corner intersection with exposure to 111 Avenue. Multiple exterior and common area upgrades underway. Ample surface parking. Potential for pylon signage. Professionally managed building. See CS/KM.		NEW Lease Brochure	

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Klondike Centre 11050 - 156 Street Edmonton, AB T5P 4M8 Canada	2nd 216	2,544	\$8.00	\$10.50	Parking ratio of 3.6 stalls per 1,000 sq. ft. usable area. Conveniently located in a mix of commercial and residential areas. Second floor walk up office space on a visible corner intersection with exposure to 111 Avenue. Multiple exterior and common area upgrades underway. Ample surface parking. Potential for pylon signage. Professionally managed building. See CS/KM.	Chad Snow Kari Martin	NEW Lease Brochure
		2nd 206	2,828	\$8.00	\$10.50	Parking ratio of 3.6 stalls per 1,000 sq.ft. usable area. Conveniently located in a mix of commercial and residential areas. Second floor walkup office space on a visible corner intersection with exposure to 111 Avenue. Multiple exterior and common area upgrades underway. Ample surface parking. Potential for pylon signage. Professionally managed building. See CS/KM.	Lease Brochure	
		Main 11082 Additional Space Types: Retail	5,463	\$8.00	\$9.75	PENDING. Parking ratio of 3.6 stalls per 1,000 sq.ft. usable area. Conveniently located in a mix of commercial and residential areas. 1,855 or 5,463 sq.ft. of main floor office/retail space on a visible corner intersection with exposure to 111 Avenue. Multiple exterior and common area upgrades underway. Ample surface parking. Potential for pylon signage. Professionally managed building. See CS/KM.	Lease Brochure	
	Leduc Towne Centre 4916 - 50 Avenue Leduc, AB T9E 6X1 Canada	Main Bay 24 Additional Space Types: Retail	556	\$18.00	\$9.00	556 sq.ft. wide open showroom/retail space with a small storage area at the back. Located at the intersection of 50 St & 50 Ave. Shared property with RBC and Petro Canada. Pylon signage available. See CS.	Chad Snow Kari Martin	Lease Brochure
		Bay 30 Additional Space Types: Retail	1,137	\$18.00	\$9.00	Fully developed office bay available immediately. Approximately 4 offices and reception area. Located at the intersection of 50 St & 50 Ave. Shared property with RBC and Petro Canada. Pylon signage available. See CS.	Lease Brochure	
		Main Bay 40 Additional Space Types: Retail	1,180	\$18.00	\$9.00	Retail space located at the junction of the City's two primary commercial arteries at the intersection of 50 Street and 50 Avenue. Shared property with Royal Bank and a Petro gas station. Pylon signage available at market rates. See CS.	Lease Brochure	
	McNamara West 17204 - 106A Avenue Edmonton, AB T5S 1E6 Canada	17210-12-14 Additional Space Types: Industrial	2,772 - 8,316	\$9.50	\$7.32	Three highly developed office/warehouse bays that allow for a variety of configurations from 2,772 sq.ft.± up to 8,316 sq.ft.±. Energized parking. Professional management. Grade level overhead door. See CS/KM.	Chad Snow Kari Martin	NEW Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Midwest Building 12100 - 163 Street Edmonton, AB T5V 1H4 Canada	12106A Additional Space Types: Industrial	4,224 +yard	\$8.50	\$4.00	4,224 sq.ft.± currently demised as reception area, 2 - 3 offices, open work area, two washrooms and balance is warehouse serviced with one 16' overhead door at grade, sump and bonus storage mezzanine. Additional yard - 20,000 sq.ft.± (exact size to be verified). Additional 1,033 sq.ft.± of second floor office available directly above at an additional low economical lease rate. Midwest Building is conveniently located on 163 Street just north of 118th Avenue, with quick access to 170th Street, 156th Street, Yellowhead Trail and Anthony Henday Drive. See KC.	Karen Chayka	Lease Brochure
	Nerval on 118th Avenue 16504 - 118 Avenue Edmonton, AB T5V 1C8 Canada	2nd See Brochure	1,098	\$16.00	\$11.00	New development with immediate occupancy. Located in Edmonton's west end on the main artery of 118th Avenue with immediate access to 170th Street, 178th Street, Yellowhead Freeway, and Anthony Henday Freeway. Two storey office/retail building with elevator and second floor common area washrooms. Unit size range from 91,098 sq.ft. and up. Building is sprinklered. Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing building exterior/landscaping. Includes one HVAC per unit. Pylon signage available. See KC. Area available: 1,098 sq.ft. - 13,338 sq.ft. Operating costs 2017 estimate in range of \$9.00-\$11.00/sq.ft.	Karen Chayka	Property Brochure Lease Brochure
		Main See Brochure Additional Space Types: Retail	1,259	\$20.00	\$11.00	New development with immediate occupancy. Located in Edmonton's west end on the main artery of 118th Avenue with immediate access to 170th Street, 178th Street, Yellowhead Freeway, and Anthony Henday Freeway. Two storey office/retail building with elevator and second floor common area washrooms. Unit size range from 1,259 sq.ft. and up. Building is sprinklered. Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing building exterior/landscaping. Includes one HVAC per unit. Pylon signage available. See KC. Area available: 1,259 sq.ft. - 21,710 sq.ft. Operating costs 2017 estimate in range of \$9.00-\$11.00/sq.ft.		Lease Brochure
		203	1,389	\$22.00		1,389 sq.ft.± space available. Brand new developed office. Elevator access. Common area washrooms. Immediate access to 118 Avenue, Yellowhead Trail and 170 Street. See KC		NEW Lease Brochure
	Northlands Centre 12904 & 12928 - 50 Street Edmonton, AB T5A 4L2 Canada	2nd #204, 12904	436	\$8.00	\$11.85	436 sq.ft.± second floor office. Fully air-conditioned. Elevator. Building fronts onto 50th Street. Northlands Centre is a 3 building complex fronting 50th Street. Tenants include a variety of retail and professional services. See KS.	Kim Sarnecki	NEW Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Northlands Centre 12904 & 12928 - 50 Street Edmonton, AB T5A 4L2 Canada	2nd Floor #208, 12904	624	\$8.00	\$11.85	624 sq.ft.± second floor office. Fully air-conditioned. Elevator. Building fronts onto 50th Street. Northlands Centre is a 3 building complex fronting 50th Street. Tenants include a variety of retail and professional services. See KS.	Kim Sarnecki	Lease Brochure
		2nd Floor #203, 12928	1,226	\$8.00	\$11.50	1,226 sq.ft.±second floor office. Fully air conditioned. Service elevator. Windows along the north side. CB2 zoning. Surface parking stalls included at no extra charge. See KS.		
	Office/Retail 10838 - 124 Street Edmonton, AB T5M 0H3 Canada	Main 10838 Additional Space Types: Retail	2,500	\$25.00		PENDING. 2,500 sq.ft.± office/retail space. Fronts 124 Street with easy access to 107 Avenue, Stony Plain Road and downtown. Exposure to 13,000 vehicles/day (2013 City of Edmonton Traffic Flow Map). See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Office/Warehouse 17704 - 118 Avenue Edmonton, AB T5S 2W3 Canada		5,000	\$12.00	\$4.90	PENDING. 5,000 sq.ft.± office/warehouse. 3 offices with opportunity for additional build-out. Boardroom. Server room/fibre optics. 22' clear height 200 amp, 600 volt, 3 phase, 4 wire (TBC by Tenant). 12' x 12' grade level door. Private fenced/gated yard. Facing 118 Avenue with easy access to 170 Street, 178 Street, 184 Street, Yellowhead Trail, and Anthony Henday Drive. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Ortlieb Block 10336 - 82 Avenue Edmonton, AB T6E1Z8 Canada	2nd Additional Space Types: Retail	1,458	\$27.00	\$15.67	Brand new development in the heart of Whyte Avenue. Ideal for a variety of retail, medical and office users. Elevator in building. Ready for Tenant Improvements. Flexible size options available from 1,458 sq.ft. up to 5,080 sq.ft. Neighbouring retailers include: Starbucks, Hudsons Canadian Tap House, Subway and Dairy Queen. See CG/RB/DB.	Darcie Bouteiller Chad Griffiths Ryan Brown	Lease Brochure
		2nd Additional Space Types: Retail	2,917	\$27.00	\$15.67	Brand new development in the heart of Whyte Avenue. Ideal for a variety of retail, medical and office users. Elevator in building. Ready for Tenant Improvements. Flexible size options available from 1,458 sq.ft. up to 5,080 sq.ft. Neighbouring retailers include: Starbucks, Hudsons Canadian Tap House, Subway and Dairy Queen. See CG/RB/DB.		
	Parsons South 10004 - 29A Avenue Edmonton, AB T6N 1A8 Canada	2nd #4, 10012	928	\$12.28		2nd floor office with washroom. \$950/month plus utilities. See KS.	Kim Sarnecki	Lease Brochure
		2nd #4, 10024 & #3, 10028	1,806	\$12.29		1,806 sq.ft.± second-floor office. Fully air-conditioned. Private washroom. \$1,850.00/month, plus utilities (rent includes Tenant's pro-rata share of base year property taxes, building insurance, common area maintenance, and property management). See KS.		

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Parsons Warehouse 3304 Parsons Road Edmonton, AB T6N 1B5 Canada	3320-A	1,727	\$9.75	\$5.22	1,727 sq.ft.± improved with 6 air conditioned offices and reception area. Close to Calgary Trail/Gateway Blvd, Whitemud Drive, and Anthony Henday Drive. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
		3332	6,091	\$9.75	\$5.22	6,091 sq.ft.± improved with 4 air-conditioned offices, reception area and showroom. 20' clear height. 12' x 14' grade loading door. Sump system. Close to Calgary Trail/Gateway Blvd., Whitemud Drive and Anthony Henday Drive. See KEV/FG.	NEW	Lease Brochure
Additional Space Types: Industrial								
	Plaza 104 9835 - 104 Street Fort Saskatchewan, AB T8L 2E5 Canada	Main 9825	1,304	\$15.00	\$6.50	This property features a mix of street level retail and second floor office space, with Servus Credit Union as the anchor tenant. Located at the corner of 104 Street and 99 Avenue, a primary thoroughfare in the City of Fort Saskatchewan, approximately 15 minutes northeast of Edmonton. MU-D (Mixed Use - Downtown) zoning allows for a wide variety of retail, service and mixed use developments in the southwest corner of the downtown. 44 on-site parking stalls and ample off-street parking. See CS.	Chad Snow Kari Martin	Lease Brochure
Additional Space Types: Retail								
	Poplar Business Centre 8703 - 50 Street Edmonton, AB T6B-1E7 Canada	2nd 205	2,090	\$14.50		2,090 rentable sq.ft. Currently full and open with T-bar ceiling and carpeted flooring. Suite is air conditioned. Recent building improvements: Common area washrooms will have new wall tiles, new sinks and counter tops and new LED lighting. Exterior building has new metal cladding and resurfaced parking lot. See KC.	Karen Chayka	Lease Brochure
	Roper Sublease 7203C Roper Road Edmonton, AB T6B 3J4 Canada	2nd 7221	3,000	\$14.00		3,000 sq.ft.± available for SUBLEASE. Developed second floor office space and/or lab space available for sublease. Air conditioned with a modern design. Space is sprinklered and includes upgrades such as a vacuum collection system, multiple outlets for work stations/lab benches, plumbing and 4 separate independent climate controlled rooms. Short distance to 75 Street, 50 Street and the Whitemud Freeway. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
Additional Space Types: Sublease								
	Sector 17 Plaza 1752 34 Avenue NW Edmonton, AB T6T1B1 Canada	2nd 202A	561	\$20.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.	Hennadiy (Ghena) Menyaylov	Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Sector 17 Plaza 1752 34 Avenue NW Edmonton, AB T6T1B1 Canada	2nd 204A	567	\$20.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.	Hennady (Ghena) Menyaylov	Lease Brochure
		2nd 206	1,044	\$20.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.		Lease Brochure
		Main 1770	1,330	\$30.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.		Lease Brochure
		2nd 207	2,399	\$20.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.		Lease Brochure
	Square on 23rd 9120 - 23 Avenue Edmonton, AB T6N 1H9 Canada	2 203, 9148	1,283	\$21.50	\$12.04	Second floor, nicely finished medical/office space. Offices are soundproofed. Over 180 parking stalls on-site plus street parking. Variety of office, retail and medical uses in the building. Elevator in building. Pylon signage available. Close proximity to South Edmonton Common and Anthony Henday Drive. See DB/CG/RB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
	Summerside Business Centre 1221 - 91 Street SW Edmonton, AB T6X 1E9 Canada	1237	1,487	MARKET	\$12.50	1,487 sq.ft.± office/retail available. Newer development - built in 2008. Main floor corner unit with 3 offices, reception area and open area. Windows on three sides providing an abundance of natural light. Located south of Ellerslie Road on 91 Street. Heated underground parking available. 24 hour security cameras. Pylon signage available. Current tenants/uses include: physiotherapy, chiropractor, government offices and media studio. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure	
		Floor/Suite	Sq Ft						
	The Guardian Building 10240 - 124 Street Edmonton, AB T5N 3W6 Canada	2nd 209	443	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.	Kevin Mockford Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure	
		2nd 210	673	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.			Lease Brochure
		2nd 211	686	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.			Lease Brochure
		2nd 212	756	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.			Lease Brochure
		3rd 333	890	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.			Lease Brochure
		3rd 305	1,065	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.			Lease Brochure
		5th 507	1,145	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.			Lease Brochure
		2nd 208	1,151	\$16.00	\$14.10	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.			Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	The Guardian Building 10240 - 124 Street Edmonton, AB T5N 3W6 Canada	3rd 304	2,439	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.	Kevin Mockford Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
		5th 508	2,708	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.		Lease Brochure
		4th 400	7,802	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.		Lease Brochure
	Tipton Block 10355 - 82 Avenue Edmonton, AB T6E 1Z9 Canada	2nd	1,004	\$12.00	\$13.54	Full renovation complete to all washrooms and common areas. 1,004 sq.ft.± 2nd floor office space. Historic building prominently located in the heart of Whyte Ave. Space has large windows facing Whyte Ave with five offices total, and front reception. Building recently underwent upgraded façade as well as upgrades to HVAC and common areas. See RB/CG/DB.	Ryan Brown Chad Griffiths NEW Darcie Bouteiller	Lease Brochure
		3rd 10355	2,138	\$12.00	\$13.54	Full renovation complete to all washrooms and common areas. 2,138 sq.ft.± 3rd floor office space. Historic building prominently located in the heart of Whyte Ave. Space has large windows facing Whyte Ave with five offices total, and front reception. Building recently underwent upgraded façade as well as upgrades to HVAC and common areas. See RB/CG/DB.		Lease Brochure
	Totem Condominium 10604 - 172 Street (17214/16/18, 17304) Edmonton, AB T5S 1H8 Canada	17304	3,098	MARKET		PENDING. REDUCED PRICE. Main floor 24' x 99.5' on 2,388 sq.ft.±; 2nd floor office 24' x 29.6' on 710.4 sq.ft.±; Total unit size: 3,098 sq.ft. up to 9,294 sq.ft.±. Total office area of each unit is 1,420 sq.ft. approx. (air conditioned). 5 parking stalls/unit. New roof (2015), sprinklered, 20'4" clear height ceiling. 12' x 12' grade overhead door. Three phase, minimum 100 amp power. See FG/KEV.	Kevin Mockford	Property Brochure Lease Brochure
		17214/16/18	9,294	MARKET		REDUCED PRICE. Up to 3 contiguous units each unit described as follows: Main floor 24' x 99.5' on 2,388 sq.ft.±; 2nd floor office 24' x 29.6' on 710.4 sq.ft.±; Total unit size: 3,098 sq.ft.± up to 9,294 sq.ft.±. Total office area of each unit is 1,420 sq.ft.± (air conditioned). 5 parking stalls/unit. New roof (2015), sprinklered, 20'4" clear height ceiling. 12' x 12' grade overhead door. Three phase, minimum 100 amp power (17414/16/18 have 200 amp/240 volt power). See FG/KEV.		Lease Brochure

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure	
		Floor/Suite	Sq Ft						
	Troika Business Centre Unit 20, 41 Broadway Blvd Sherwood Park, AB T8H 2C1 Canada	2nd 20, Space 2	845	\$13.00	\$5.00	845 sq.ft. - 4,000 sq.ft.± of second floor retail/office space; 1,900 sq.ft.± main floor available for storage. Various demising options available to accommodate Tenant size. Pylon signage available. Convenient access to Anthony Henday and Yellowhead. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure	
		2nd 20, Space 4	1,200	\$13.00	\$5.00	845 sq.ft. - 4,000 sq.ft.± of second floor retail/office space; 1,900 sq.ft.± main floor available for storage. Various demising options available to accommodate Tenant size. Pylon signage available. Convenient access to Anthony Henday and Yellowhead. See RB/CG/DB.			Lease Brochure
		2nd 20, Space 3	1,495	\$13.00	\$5.00	845 sq.ft. - 4,000 sq.ft.± of second floor retail/office space; 1,900 sq.ft.± main floor available for storage. Various demising options available to accommodate Tenant size. Pylon signage available. Convenient access to Anthony Henday and Yellowhead. See RB/CG/DB.			Lease Brochure
	United Health Centres 7609 - 109 Street Unit 203 Edmonton, AB T6G 1C3 Canada	201	1,158	MARKET	\$13.00	Various sizes available from 1,158-2,393 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure Lease Brochure	
		105	1,338	MARKET	\$13.00	Various sizes available from 1,158 - 2,393 sq.ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.		Lease Brochure	
		205	1,431	MARKET	\$13.00	Various sizes available from 1,158-2,393 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.		Lease Brochure	
		200	1,730	MARKET	\$13.00	Various sizes available from 1,158-2,393 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.		Lease Brochure	
		203	2,393	MARKET	\$13.00	Various sizes available from 1,158-2,393 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.		Lease Brochure	

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Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Western Law Building 9440 - 49 Street Edmonton, AB T6B 2M9 Canada	Main 109	1,813	\$12.50	\$9.15	Economic and functional office space includes available office furniture. Well maintained professional building located in Capilano area within east Edmonton corridor. Convenient access to the Sherwood Park freeway and 10 minutes to downtown. Close to many retail amenities and public transportation. See VC.	Vince Caputo NEW	Lease Brochure
	Windermere Plaza- Building 2 316 Windermere Road NW Edmonton, AB T6W 2Z8 Canada	2nd 205	855	\$28.00	\$13.36	MLS E4040215 Move-in ready professional/medical office space in the prestigious Windermere Plaza commercial buildings. Newly developed modern design in Edmonton's rapidly growing Windermere community. Two underground heated stalls available with ample parking on-site. Excellent access to Anthony Henday Drive and only minutes away from several retail amenities. Fibre optic ultra-high speed internet. Elevator service. Pylon signage available. See KM/MP/CS. View 3D Virtual Tour: https://my.matterport.com/show/?m=u2XETHKvRdD	Chad Snow Kari Martin Michael Parsons	Lease Brochure

Retail





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	8721 - 156 Street NW Edmonton, AB T5R 1Y5 Canada	8721	2,992	\$16.00	\$5.50	PRICE REDUCED. 2,992 sq.ft. of main floor retail/office space available immediately for lease. Ample parking available (up to 20 stalls*). CSC zoning allows for wide range of retail or office uses. Unit equipped with drive thru window. See MP/CG/RB/DB.	Michael Parsons Chad Griffiths Ryan Brown	Lease Brochure
	Acheson Restaurant/Warehouse 221-26229 TWP RD 531A Acheson, AB Canada	10 Additional Space Types: Industrial	1,926	\$13.00	\$3.82	1,926 sq.ft.± of warehouse space built out as restaurant available for lease in Acheson. Corner unit with large marshalling area. 475 sq.ft.± of mezzanine seating/storage space with the balance as restaurant space and small warehouse. Ideal location with direct exposure to Township Road 531A. See TD/JB.	Travis Dochuk Jim Barkwell NEW	Property Brochure Lease Brochure

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Retail




Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure	
		Floor/Suite	Sq Ft						
	Centre 118 15511 - 118 Avenue Edmonton, AB T5V 1C5 Canada	Unit 2	1,252	\$18.00	\$7.75	3 spaces from 1,252 sq.ft.± up to 2,952 sq.ft.±. Air-conditioned. Building and pylon signage available. Anchor tenants include Mac's Convenience Store and CashMoney Cheque Cashing. Traffic count: 20,600 cars per day along 118 Ave, 25,600 cars per day along 156 Street (City of Edmonton 2013). See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure	
		Unit 1	1,700	\$18.00	\$7.75	3 spaces from 1,252 sq.ft.± up to 2,952 sq.ft.±. Air-conditioned. Building and pylon signage available. Anchor tenants include Mac's Convenience Store and CashMoney Cheque Cashing. Traffic count: 20,600 cars per day along 118 Ave, 25,600 cars per day along 156 Street (City of Edmonton 2013). See FG/KEV.			Lease Brochure
		Unit 4	2,450	\$18.00	\$7.75	3 spaces from 1,252 sq.ft.± up to 2,952 sq.ft.±. Air-conditioned. Building and pylon signage available. Anchor tenants include Mac's Convenience Store and CashMoney Cheque Cashing. Traffic count: 20,600 cars per day along 118 Ave, 25,600 cars per day along 156 Street (City of Edmonton 2013). See FG/KEV.			Lease Brochure
	Exposure Highway Retail 5610 - 48 Avenue Camrose, AB T4V 0K1 Canada	Additional Space Types: Industrial		3,200	MARKET	\$7.50	Chad Snow Kari Martin	Lease Brochure	
		Additional Space Types: Industrial		9,524	MARKET	\$7.50			Up to 9,524 sq.ft. of retail warehouse showroom. Multiple demising options available. Fronting the main highway (Highway 13) in the heart of Camrose. Close to many amenities. Ample parking. Available immediately. Market rental rates. See CS/KM.
	Mayfield Shopping Centre 15970 109 Avenue Edmonton, AB T5P 1B7 Canada	1	1,200	\$13.00	\$5.00	Total of seven (7) retail bays from 1,000 sq.ft.± to 2,500 sq.ft.± available. Recently renovated exterior. Located in the middle of the Mayfield community next to the Mayfield Community Centre and two schools. Quick access to 156 Street, Mayfield Road and 111 Avenue. Bus stop on the property. Small bays, former restaurant, medical and retail use. Options to combine existing bays. See GM.	Hennadiy (Ghena) Menyaylov	Lease Brochure	
	Ortlieb Block 10336 - 82 Avenue Edmonton, AB T6E1Z8 Canada	Main	2,164	\$38.00	\$15.67	Brand new development in the heart of Whyte Avenue. Ideal for a variety of retail, medical and office users. Elevator in building. Ready for Tenant Improvements. Flexible size options available from 1,458 sq.ft. up to 5,080 sq.ft. Neighbouring retailers include: Starbucks, Hudsons Canadian Tap House, Subway and Dairy Queen. See CG/RB/DB.	Darcie Boutellier Chad Griffiths Ryan Brown	Lease Brochure	

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Retail

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Riverpointe Plaza 9902 - 93 Street Fort Saskatchewan, AB T8L 4K8 Canada	Bay 2	1,855	\$17.00	\$8.00	This property is on a corner lot that features street level retail with visibility from Highway 16. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
		Bay 7	2,603	\$20.00	\$8.00			
	Shoppes of Garneau 10706 - 82 Avenue Edmonton, AB T6E 6P4 Canada	Main 10706	1,115	\$32.00	\$14.50	Retail space on Whyte Ave available immediately. Excellent signage exposure. Ideal vehicle and foot traffic. Esthetically stunning brick building. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Boutellier	Lease Brochure
	Terra Losa Shopping Centre 170 Street & 95 Avenue (9530 - 170 Street) Edmonton, AB T5T 5R5 Canada	Additional Space Types: Sublease		5,000	\$28.00	Fully developed retail space for SUBLEASE. Modern finishes throughout. Large windows. Building signage available over main door entrance. Pylon signage on 170 Street available. See JL.	Julie Lam	Lease Brochure