



Former Russell Food Building

"Russell Food is relocating to a larger premises to better serve its clients"

10225-106 Street

Up to \pm 16,535 sq ft Available (plus lower level)

- Affordable rental rates
- Excellent parking for tenants and Clientele
- Central Downtown core location
- Close to all amenities
- Up to 16,535 sq ft Main
- Up to 16,335 sq ft Lower
- Building can be divided into smaller areas

Lance Frazier

Broker

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Bruce Peters

Associate

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DTZ Barnicke Edmonton Inc.

Suite 801 The Empire Building

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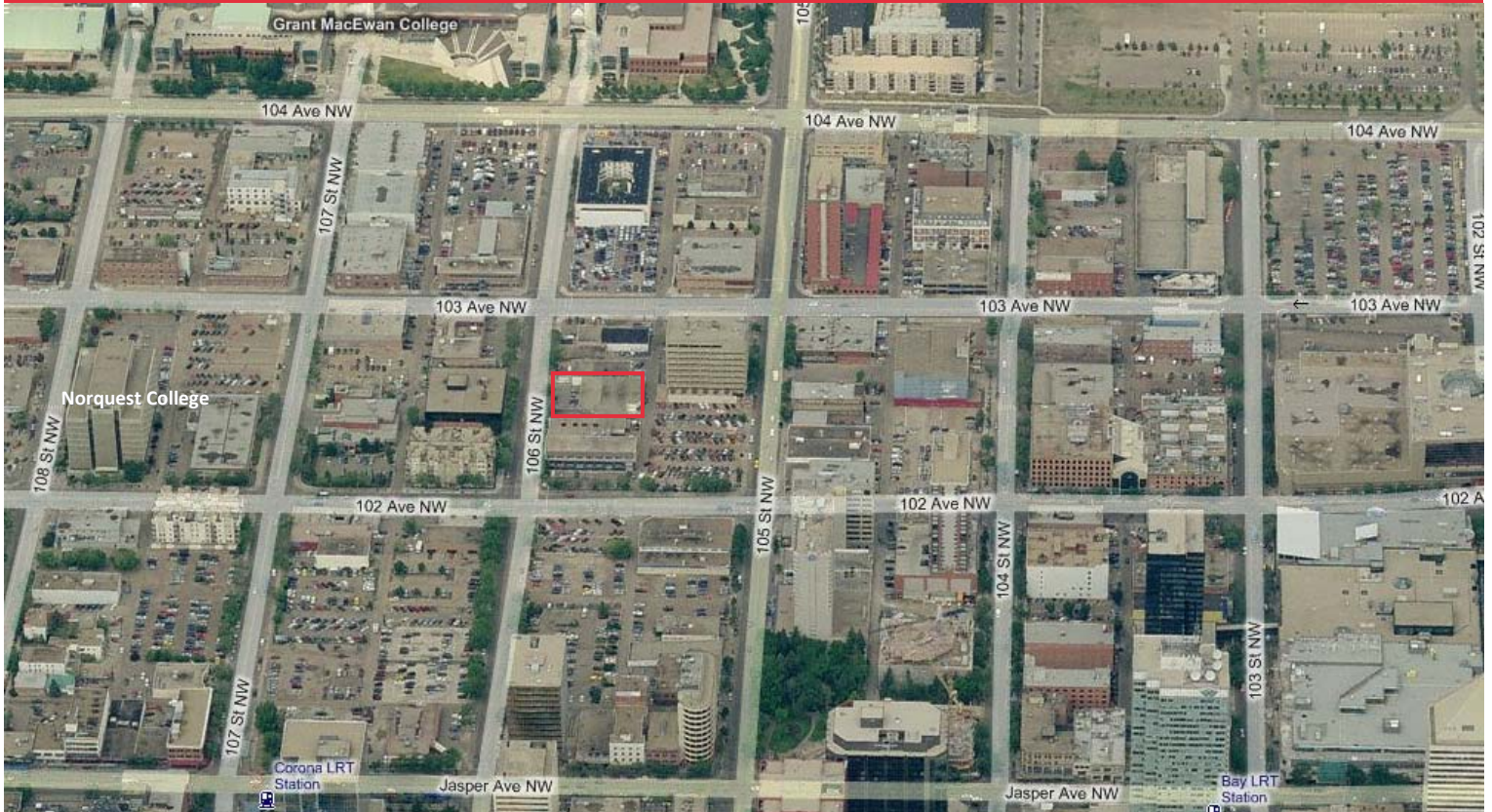
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LOCATION MAP



PROPERTY DESCRIPTION

Description:

The Russell Food Equipment building is very well situated in an excellent downtown location. It offers up to 32,870 sq ft of warehouse and office space on two levels.

- Municipal Address:** 10225-106 Street
- Leasable Area:** Main: 16,535 sq ft
Lower Level: 16,335 sq ft
- Lease Rate:** \$12.00 per sq ft Main
\$ 5.00 per sq ft Lower Level
- Operating Costs:** \$5.50 per sq ft (2010 estimate)
- Term:** Flexible Lease Terms
- Availability:** Immediate
- Signage:** Exterior Signage Available

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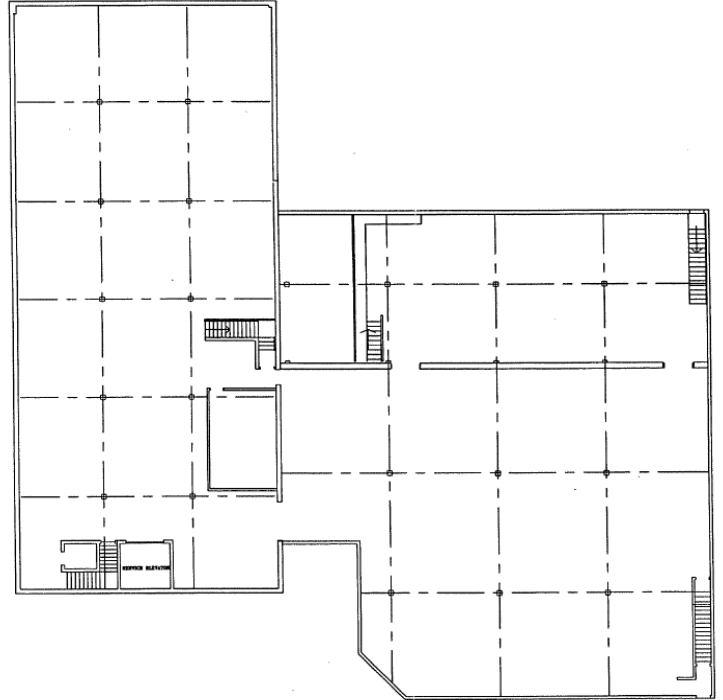
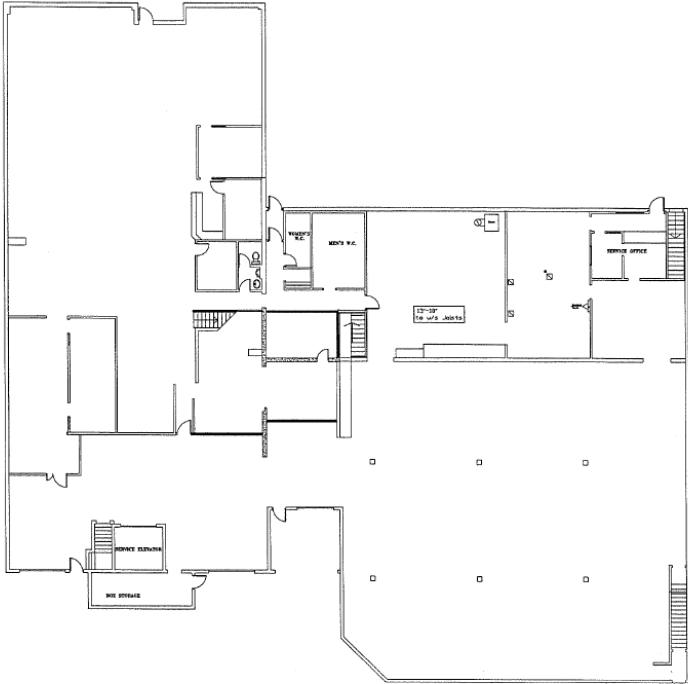
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FLOOR PLANS



BUILDING PHOTOS



Tel: 780 421 1488

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