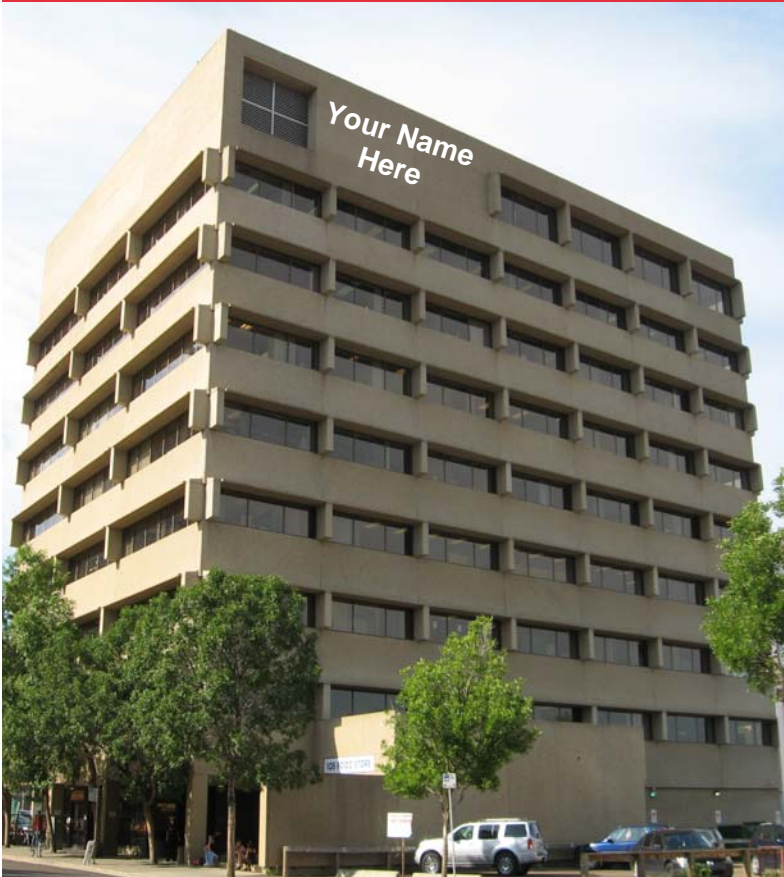


Office For Lease

Edmonton, Alberta



105 Street Building

10242-105 Street
Up To 8,909 sq ft of Office Space

- Top floor and penthouse available
- Fully developed office space for immediate occupancy
- Exceptional views of downtown from all sides of building
- Affordable rents with attractive inducement package
- Signage rights available to full floor tenant
- Excellent staff and visitor parking
- On-site security

Chad Brennand
Office Leasing
chad.brennand@dtzbarnicke.com
Direct Tel: 780 641 0830

Cameron Martin
Office Leasing
cameron.martin@dtzbarnicke.com
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DTZ Barnicke Edmonton Inc.
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10104 - 103 Avenue
Edmonton, Alberta
T5J 0H8

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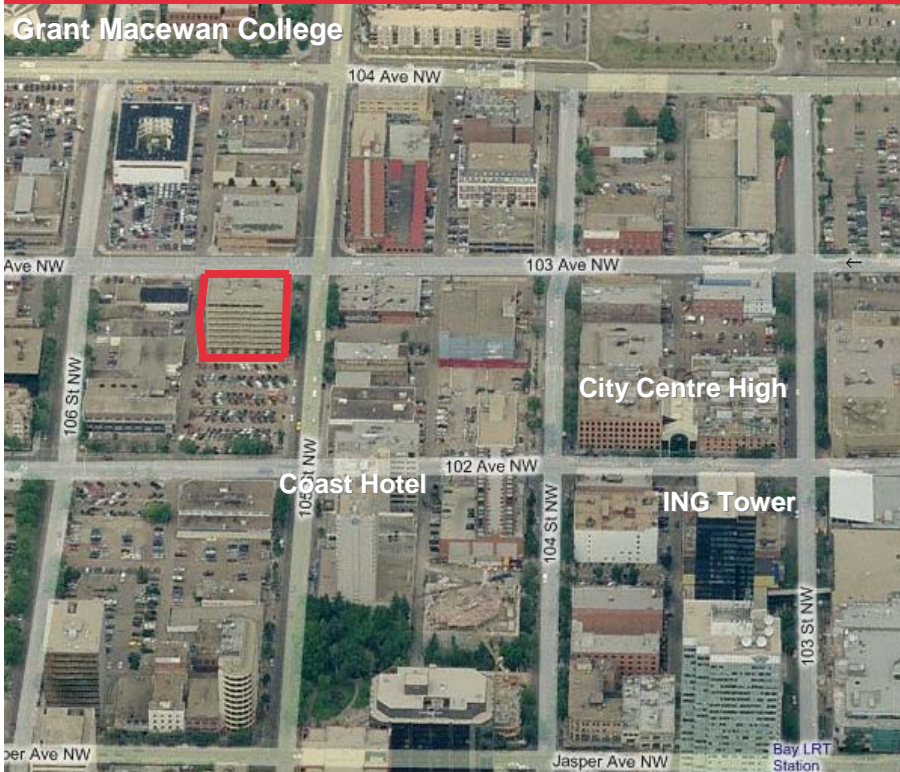
Tel: 780 421 1488

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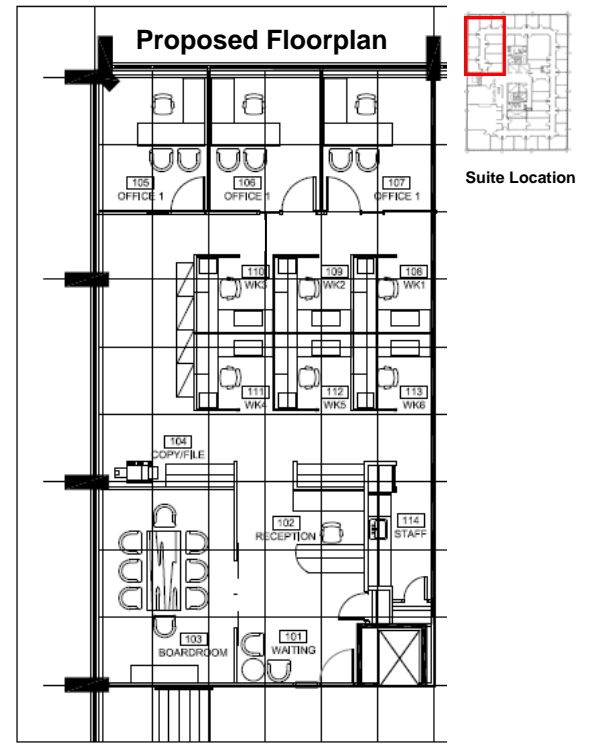
105th Street Building

10242-105 Street

LOCATION MAP



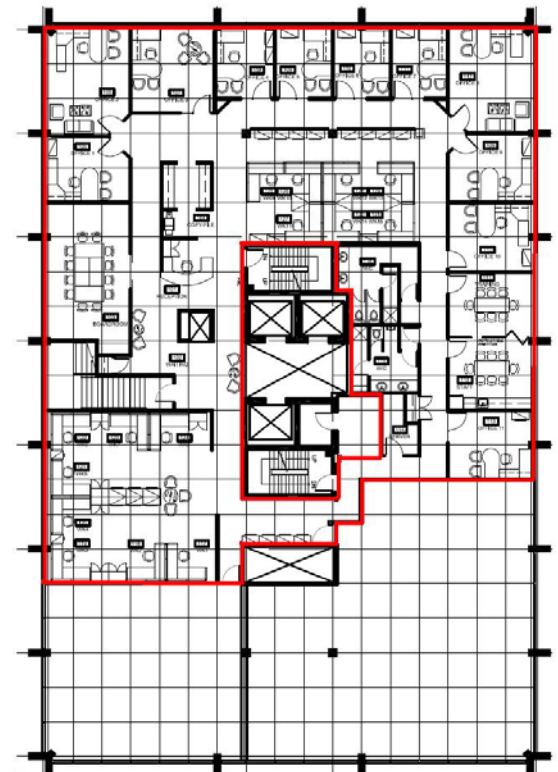
SUITE 801 FLOORPLAN



PROPERTY DESCRIPTION

Municipal Address:	10242-105 Street
Floors:	9 Floors
Building Size:	94,744 sq ft
Rentable Areas:	Suite 801: +/- 2,000 sq ft Suite 900: 6,909 sq ft Suite 801 & 900: 8,909 sq ft
Lease Rate:	8th Floor: \$14.00 per sq ft 9th Floor: \$12.00 per sq ft
Improvement Allowance:	\$20.00 per sq ft
Operating Costs:	\$12.84 per sq ft (2012 Estimate)
Parking:	1.0 stalls per 1,000 sq ft (underground heated)
Parking Cost:	\$155.00 per month per stall
Availability:	Space Available Immediately
HVAC Hours:	6:30 AM - 4:30 PM Monday-Friday

SUITE 900 FLOORPLAN



Tel: 780 421 1488

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