

# Office Space For Lease

## Edmonton, AB



## The Beaufort Building

10835-120 Street

Up to 9,600 Sq Ft of Office Space Available

- Developed office space on main and 3rd floor
- Excellent parking for tenants and visitors
- Easily accessible to the west end, downtown and Yellowhead
- Affordable rental rates
- Available for immediate occupancy
- Professionally managed and maintained
- Full floor available

*For more information contact  
the advisory services team*

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# The Beaufort Building

## 10835-120 Street

### PROPERTY DESCRIPTION

**Municipal Address:** 10835-120 Street

**Floors:** 3 Floors

**Building Size:** 30,000 sq ft

**Lease Rate:** \$14.00 - \$18.00 PSF

**Operating Costs:** \$8.10 PSF + janitorial (2010 estimate)

**Lease Term:** Flexible terms ranging from 3 -10 years

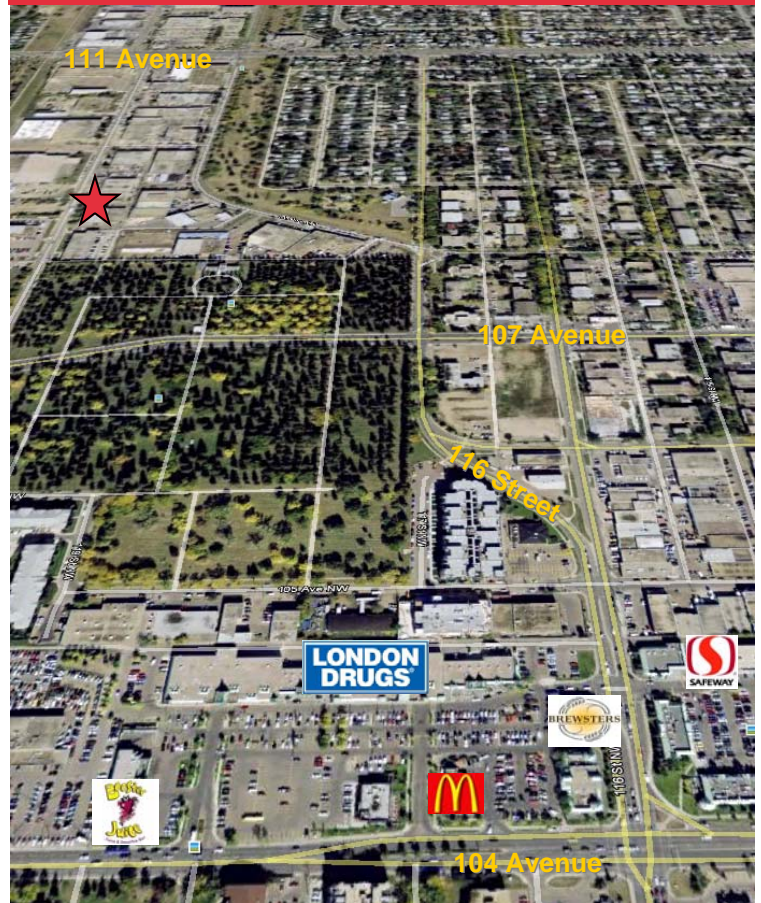
**Allowance:** Up to \$20.00 PSF  
A variety of leasehold packages and "turn key" options available

**Available:** 3rd Floor: 2,000 - 9,600 sq ft  
Main Floor: 4,000 - 5,000 sq ft

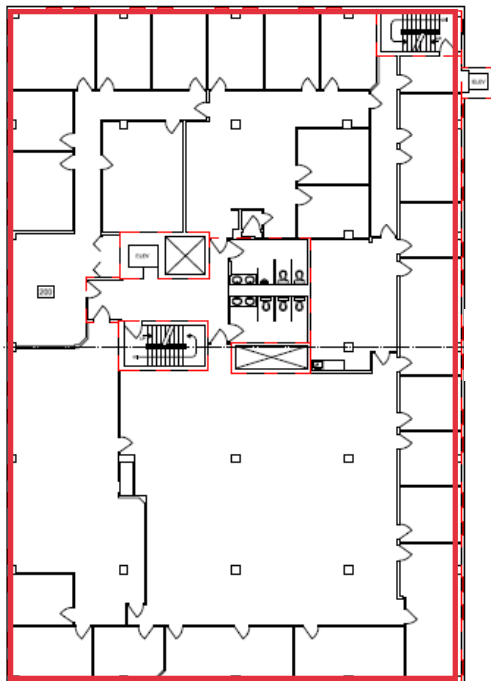
**Parking:** 3 stalls per 1,000 sq ft (\$25.00 per month per stall)

**Building Access:** Monday - Friday  
7:30 am - 5:00 pm  
24 hr access with security access card

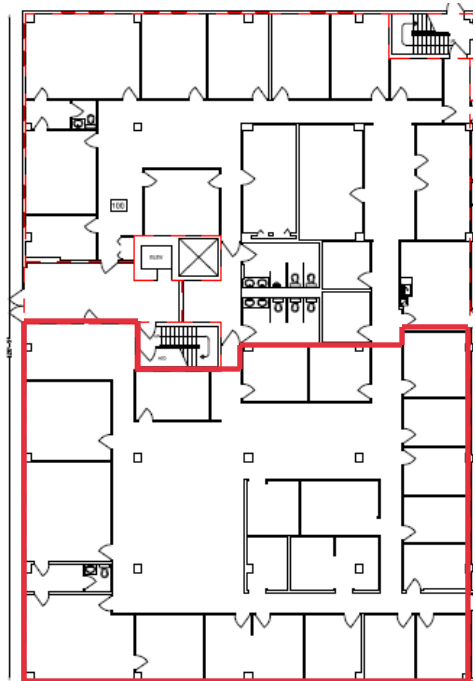
### LOCATION MAP



### THIRD FLOOR PLAN



### MAIN FLOOR PLAN



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