

# Office For Lease Edmonton, Alberta



LeMarchand Mansion is undoubtedly one of the most beautiful buildings in Edmonton. Originally designed as a prominent luxury apartment building, it is now a modern office/retail building with historic character.

The building's river valley setting and adjacent park offer tenants of LeMarchand Mansion an attractive and comfortable place to work, with direct access to Edmonton's extensive running and bike trails.

LeMarchand Mansion amenities include a full service restaurant and a number of high quality first class business professionals within the building. Tenants have their choice from a number of well established restaurants within walking distance for a late lunch or to entertain their clients.

**Chad Brennand**

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**Robin Nasserdeen**

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**DTZ Barnicke Edmonton Inc.**

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## Le Marchand Mansion

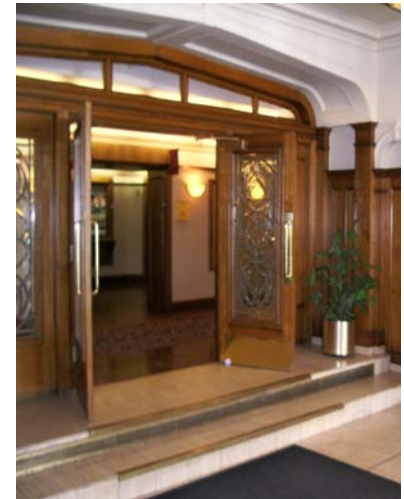
11523-100 Avenue

Professional Office Space Available

**Tel: 780 421 1488**

**PROPERTY DESCRIPTION**

<b>Municipal Address:</b>	11523 - 100 Avenue
<b>Building Size:</b>	Approximately 67,000 sq ft over four floors
<b>Landlord:</b>	Wheaton Investments Limited.
<b>Building Access:</b>	24 hr access with security access card. Barrier free and handicapped access to the building.
<b>Building Gross-up:</b>	Retail Level: 3.5% Office Floors: 11.3% - 18.0%
<b>Lease Rate:</b>	\$18.00 - \$20.00 per sq ft
<b>Operating Costs:</b>	\$15.65 per sq ft (2012 estimate)
<b>Parking ratio:</b>	1/ 1,500 sq ft of leased space
<b>Parking rate:</b>	\$165.00 per month
<b>Building HVAC:</b>	Summer Hours: Mon-Fri 6:00am-8:00pm Sat 7:00am-6:00pm  Winter Hours: Mon-Sat 7:00am-6:00pm
<b>Building Security:</b>	Roving Patrols
<b>Elevator service:</b>	One with capacity of 2,500 lbs with access to all floors  Second with capacity of 1,500 lbs with access from Main to Fourth floors

**LOCATION MAP**

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