



PROPERTY HIGHLIGHTS

- Exposure to Gateway Blvd
- Quick access to the Whitemud, Gateway Blvd & Calgary Trail
- Beautiful showroom & warehouse
- Ample paved parking
- 2nd floor office mezzanine
- Fiber optics available

Site Tour Information Site tours by appointment only

Lucas Leisen | Leasing Manager 780.934.2929 | lucas@yorkrealty.ca

YORKREALTY.CA

Canadian Western Bank Place

Suite 1600, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

Whitemud Center - 4130 101 St NW

Edmonton, Alberta



DETAILS

Address	4130 101 Street NW
Zoning	Industrial Business Zone (IB)
Construction	Centre block / steel frame
Size	18,245 SF
Clear Height	22' - 24'
Dock Loading	Two (2) doors, ramp to grade options available
Heating	Unit heaters and HVAC
Lighting	LED
Power	TBD
Sprinklers	Yes
Fiber Optics	Yes

LEASE INFORMATION

Lease Rate	Market
Operating Costs	\$4.20 PSF (est. 2021)
Available	Immediately

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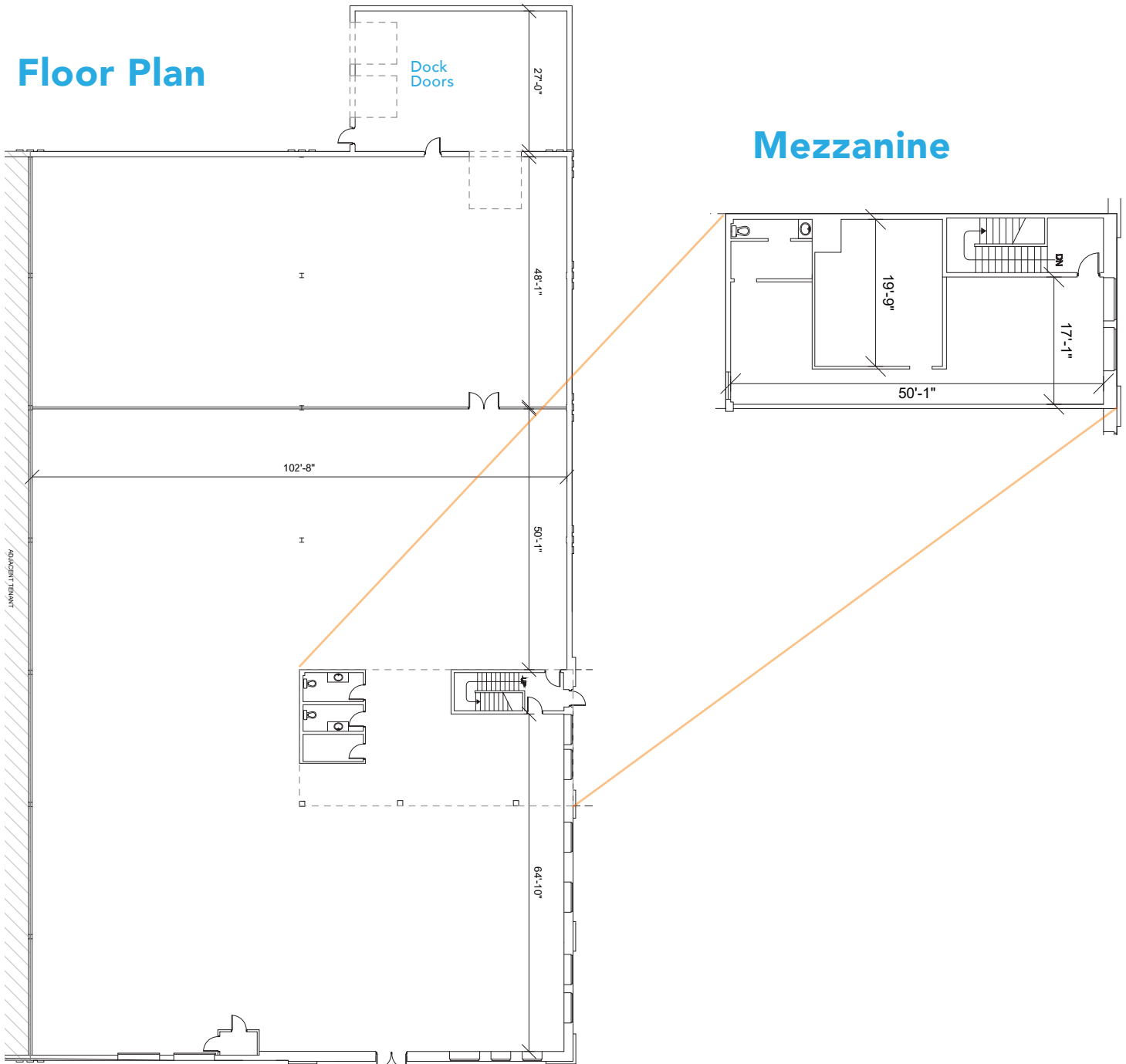
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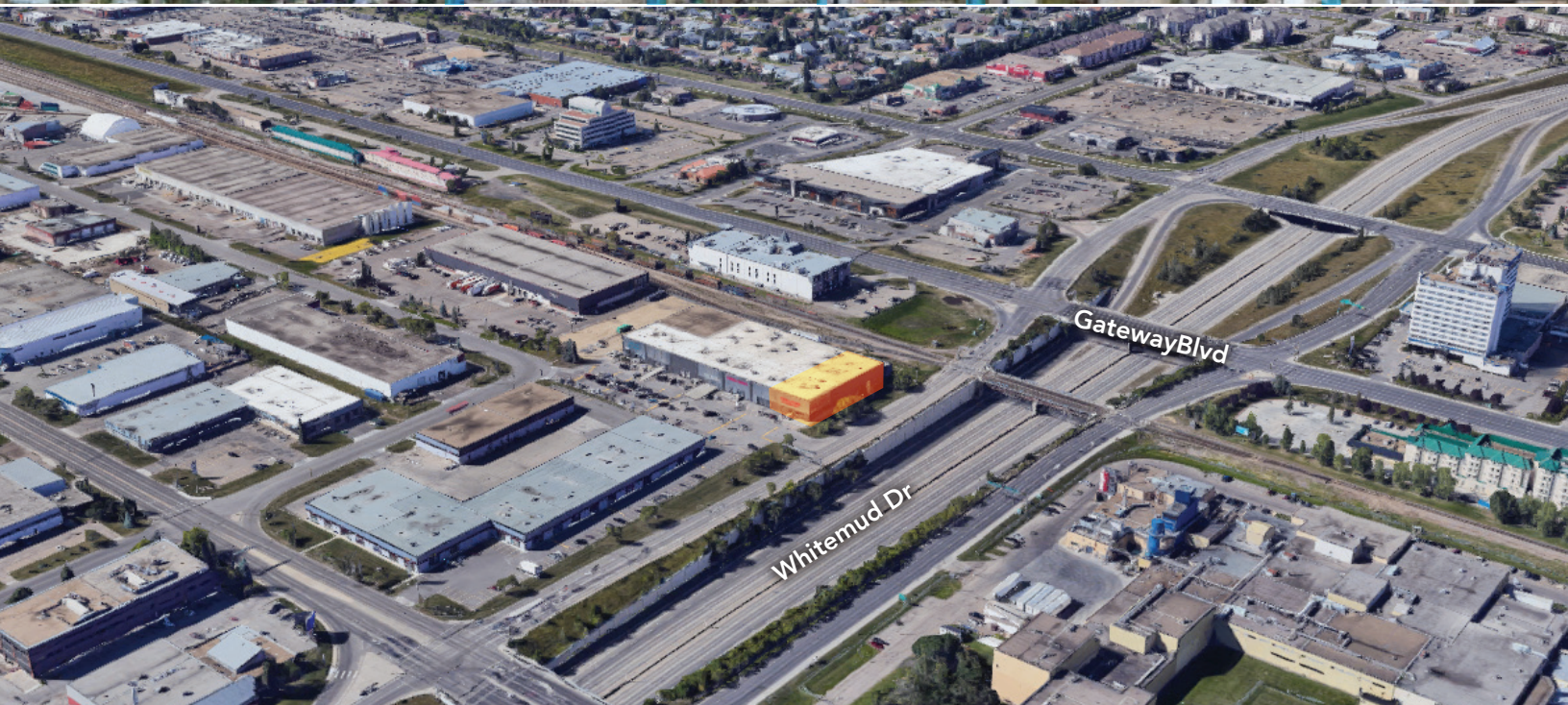
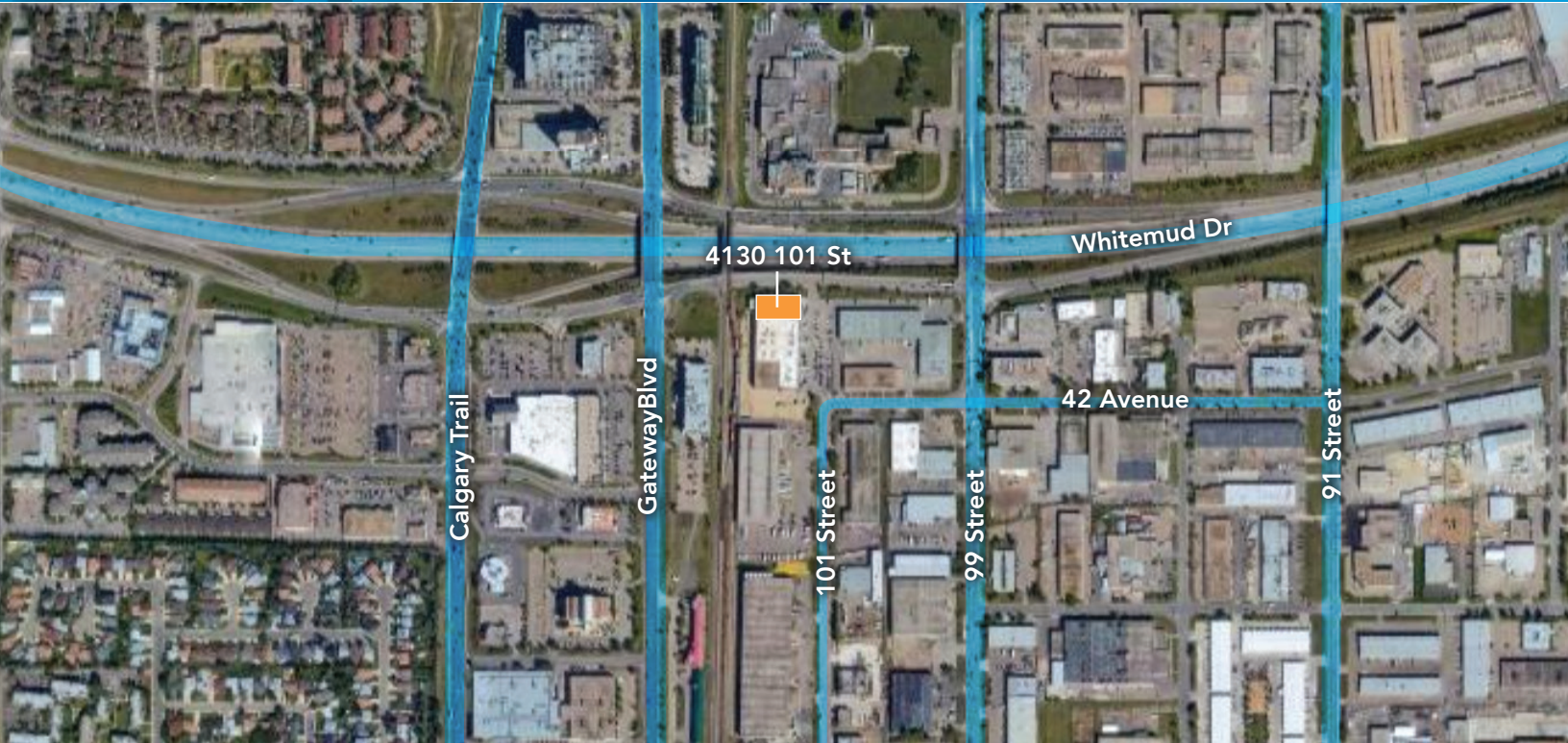
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Mezzanine



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