

Second Floor  
Space Available:  
5,339 SF

Leasing Available  
**NOW**

LANDLORD WILL PROVIDE A FULLY RENOVATED TURN KEY OFFICE



FOR LEASE



# LOCATION

#201, 18216 102 Ave NW  
Edmonton, AB

## AIRPORT

Only a 32 Minute Drive  
(40 km) from the Edmonton  
International Airport

## PROXIMITY

Located amongst a vast  
variety of commercial and  
industrial developments,  
and only a 16.7 km drive  
from downtown Edmonton.

## ACCESS

Location is easily  
accessible from  
Stony Plain Road  
as well as the  
Anthony Henday.

ANTHONY HENDAY

111 AVENUE

105 AVENUE

118 AVENUE

184 STREET

102 AVENUE

STONY PLAIN RD



**MORE  
NEARBY?**

The West Edmonton Mall  
is only a 10 minute  
drive away (4.2km)



**LEASE  
RATE**  
\$13 PSF

**OP  
COSTS**  
\$6.31 PSF

# BUILDING



## AVAILABLE

5,339 SF  
Second Floor  
Office



## ZONING

DC



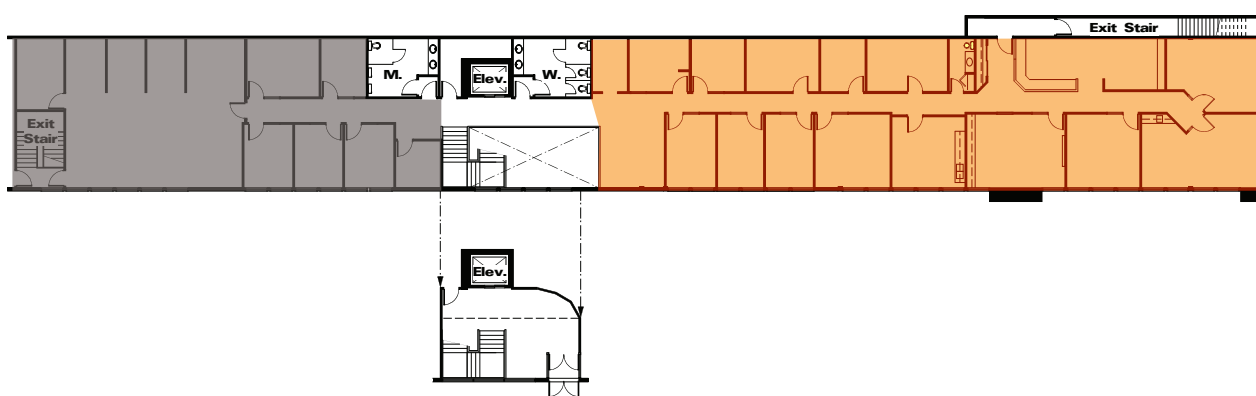
## PARKING

Dedicated stalls  
in front; scramble  
parking throughout  
the complex



## FIBRE OPTICS

AVAILABLE



## LIGHTING

LED



## HEATING

HVAC



## FIRE SUPPRESS

Sprinklers



## YEAR BUILT

1990







FOR MORE  
INFORMATION  
CONTACT

Andrew Rudzitis | Director - Customer Solutions

587.572.3175 | [andrew@yorkrealty.ca](mailto:andrew@yorkrealty.ca)

Lucas Leisen | Leasing Manager – Edmonton

780.934.2929 | [lucas@yorkrealty.ca](mailto:lucas@yorkrealty.ca)