



## PROPERTY HIGHLIGHTS

- Excellent exposure to 178 Street and 107 Avenue
- Well maintained property
- Ample surface parking with 80 paved surface stalls on site
- Move-in ready
- Close proximity to both the Anthony Henday Freeway and Yellowhead Highway
- Extensive windows which provide natural light throughout the premises
- Furniture can be included

**Site Tour Information** Site tours by appointment only

780.421.4000 | [leasing@yorkrealty.ca](mailto:leasing@yorkrealty.ca) | [YORKREALTY.CA](http://YORKREALTY.CA)

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue  
Edmonton, Alberta | T5J 3N6



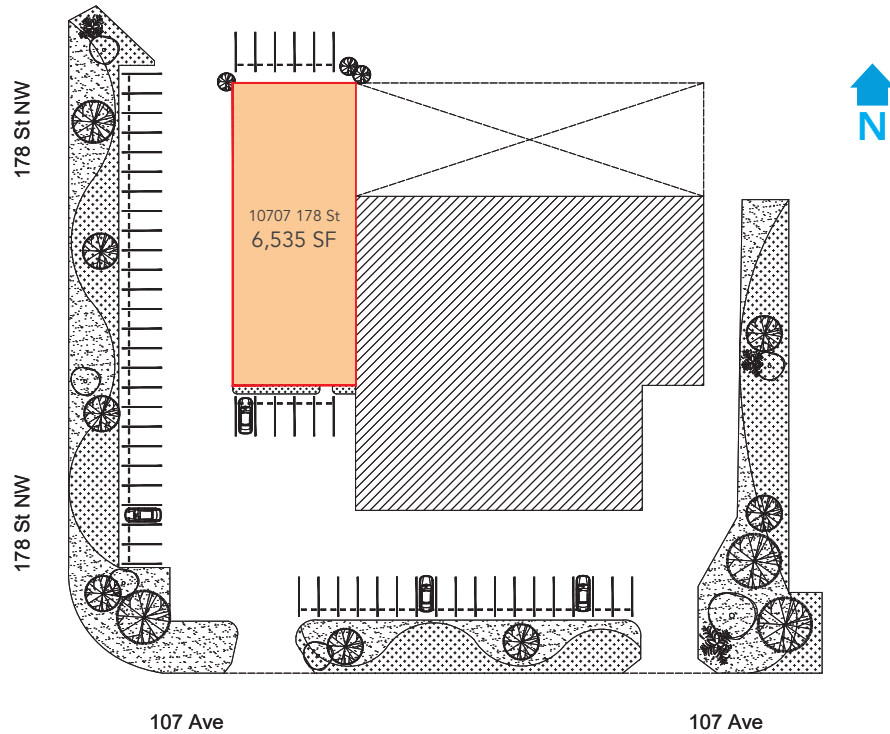
**DETAILS**

Address	10707 178 Street NW
Legal Description	Plan 7721110,; Block 8; Lot 15
Year Built	1986
Total Vacant	6,535 SF
Zoning	IB - Business Industrial
Type	Office
Ceiling Height	11'-16'
Heating	HVAC & Unit Heaters
Lighting	T5
Power	200A/3Ph 120/208 Volts *To be confirmed by the tenant
Fibre Optics	Yes
Sprinklers	No
Signage	Fascia
Parking	+/- 80 paved surface stalls

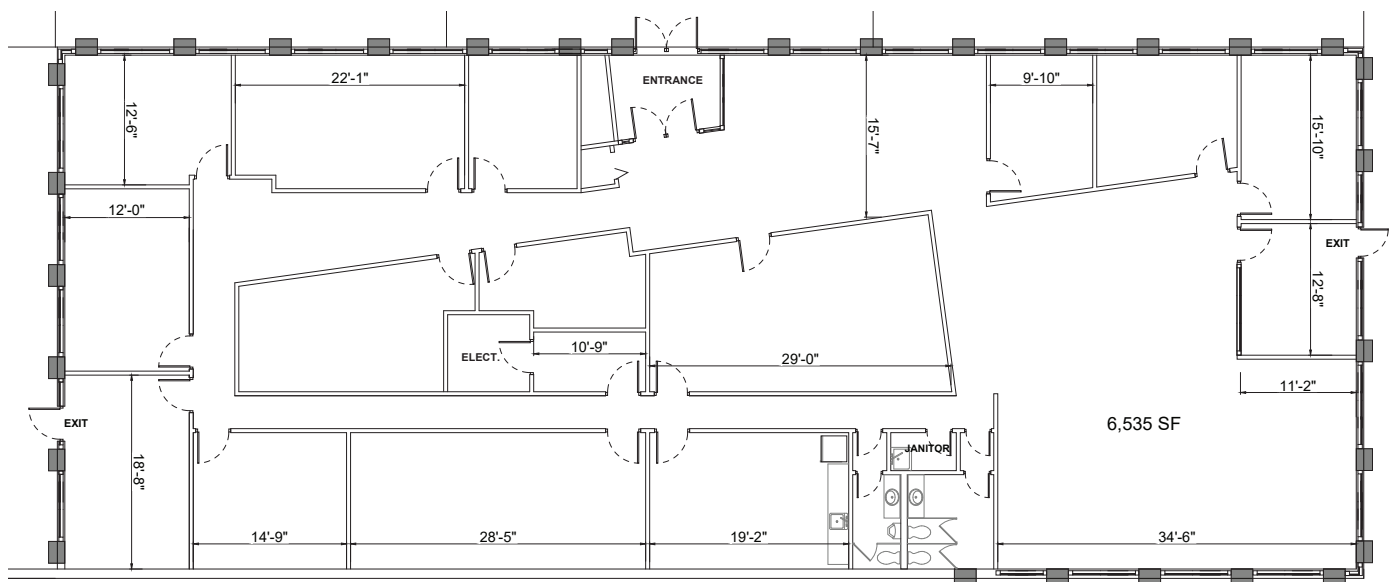
**LEASE INFORMATION**

Base Rent	Negotiable
Operating Costs	\$7.59 PSF (2021 Budget)
Available	Immediately

## SITE PLAN



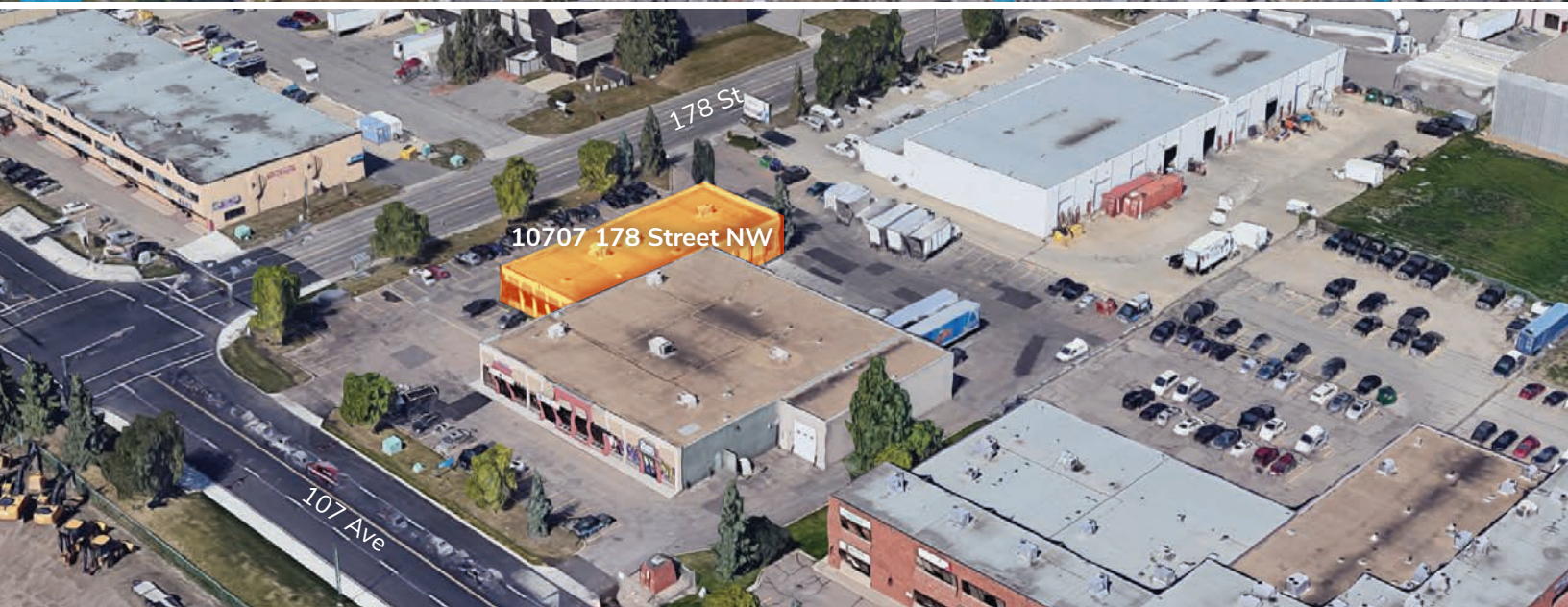
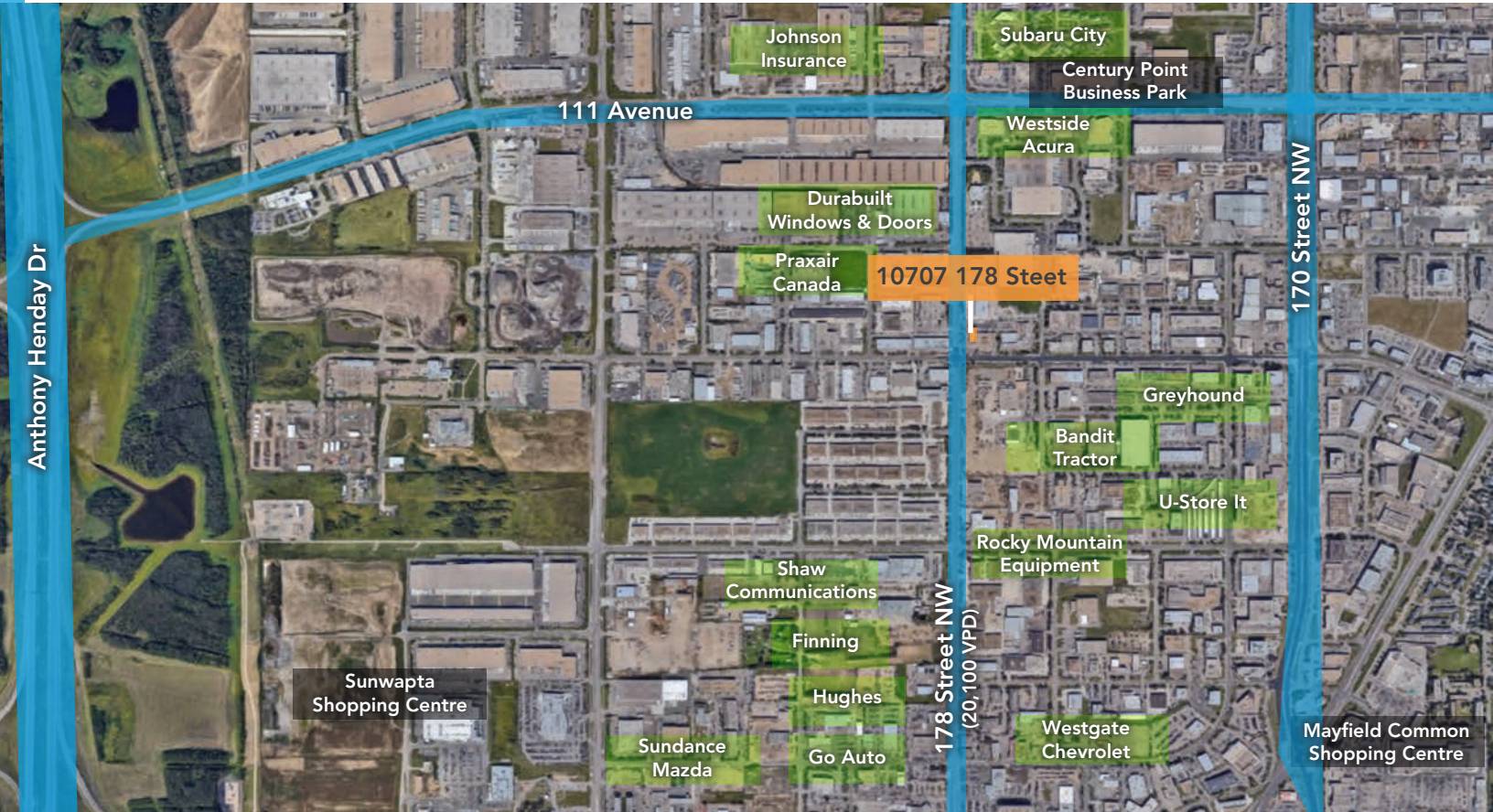
## FLOOR PLAN





# 10707 178 Street NW

Edmonton, Alberta



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