

ARGYLL CENTRE

6325 Gateway Boulevard, Edmonton



For more information, visit our website at www.berezan.ca or call 780-440-6500.

AVAILABLE SUITES

Suite 110	3,130 sqft, office
Suite 125	2,760 sqft
Suite 126	6,119 sqft, office
Suite 129	741 sqft
Suite 136	3,019 sqft, office
Suite 142	14,858 sqft, office
Suite 154	10,213 sqft, office/school
Suite 159	4,604 sqft, work shop
Suite 170	15,382 sqft, office/open area
Suite 178	16,324 sqft, office

(Floor plans on reverse)

BUILDING SPECIFICATIONS

Base Rent:	Market
Operating Costs:	\$11.75 (2025)
Parking:	Rate: \$60.00 to \$75.00
Number of Floors:	1
Current Zoning:	Direct Development Control Provision (DC1 (16136))

*This zone provides the opportunity for detailed, sensitive control of the use, development, siting and design of bldgs. And disturbance of land. This zone is used to establish, preserve or enhance areas of unique character or environmental concern, or areas of special interest as designated under the Historical Res. Act; **Commercial Schools, Flea Markets, Auctioneering Establishments, Fleet Services, Indoor Participant Recreation Services, Minor Alcohol Sales, Restaurants.***

Amenities:

- Well located on busy intersection, Gateway Boulevard and 63 Avenue.
- Main floor office/retail. Good tenant mix.
- Excess parking.
- Beautiful common atriums.
- Close to all amenities.
- Public Transit: ½ block from transit.
- Neighbourhood: Strathcona Junction

OUR MISSION is to uphold the values upon which we have built our business, delivering quality and value to both our owners and our tenants.

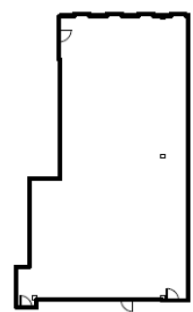
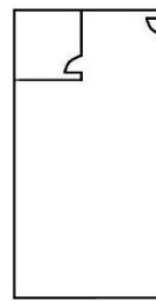
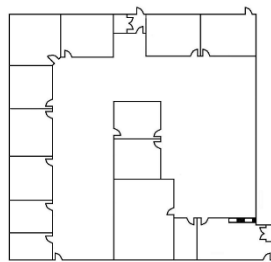
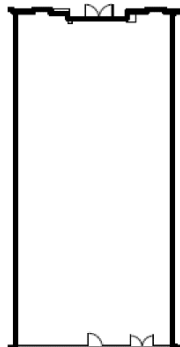
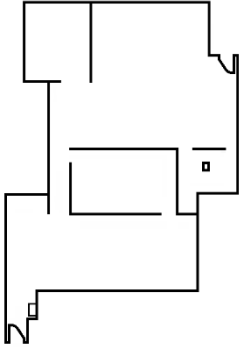
Through continued educational growth, we will provide personalized service of the highest calibre. Accountability, trust, and communication are the make up of Berezan Management.



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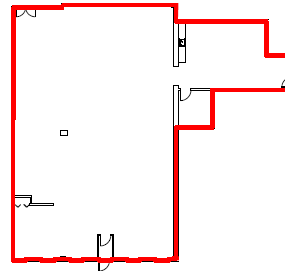
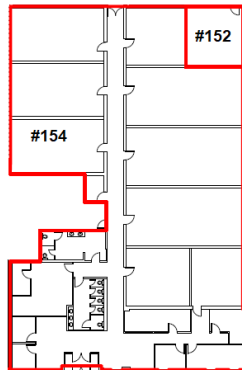
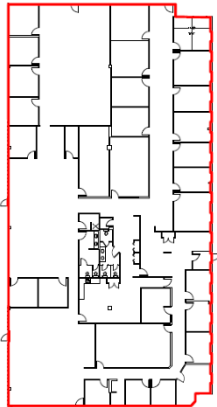
Suite 110: 3130 sqft **Suite 125:** 2760 sqft **Suite 126:** 6119 sqft **Suite 129:** 741 sqft **Suite 136:** 3019 sqft



Suite 142: 14,858 sqft

Suite 154: 10,213 sqft

Suite 159: 4,604 sqft



Suite 170: 15,382 sqft

Suite 178: 16,324 sqft

