

# Office / Warehouse Space

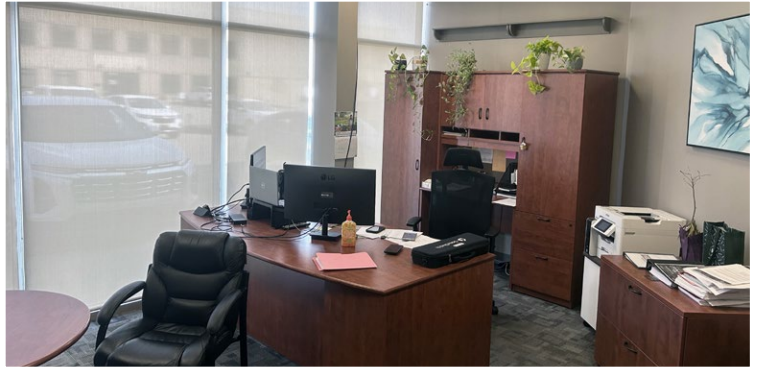
17408 - 116<sup>th</sup> Avenue  
Edmonton, Alberta  
[www.cbre.ca](http://www.cbre.ca)

25,905 SF with High-Quality Office



## Office / Warehouse Space

17408 - 116<sup>th</sup> Avenue | Edmonton, Alberta



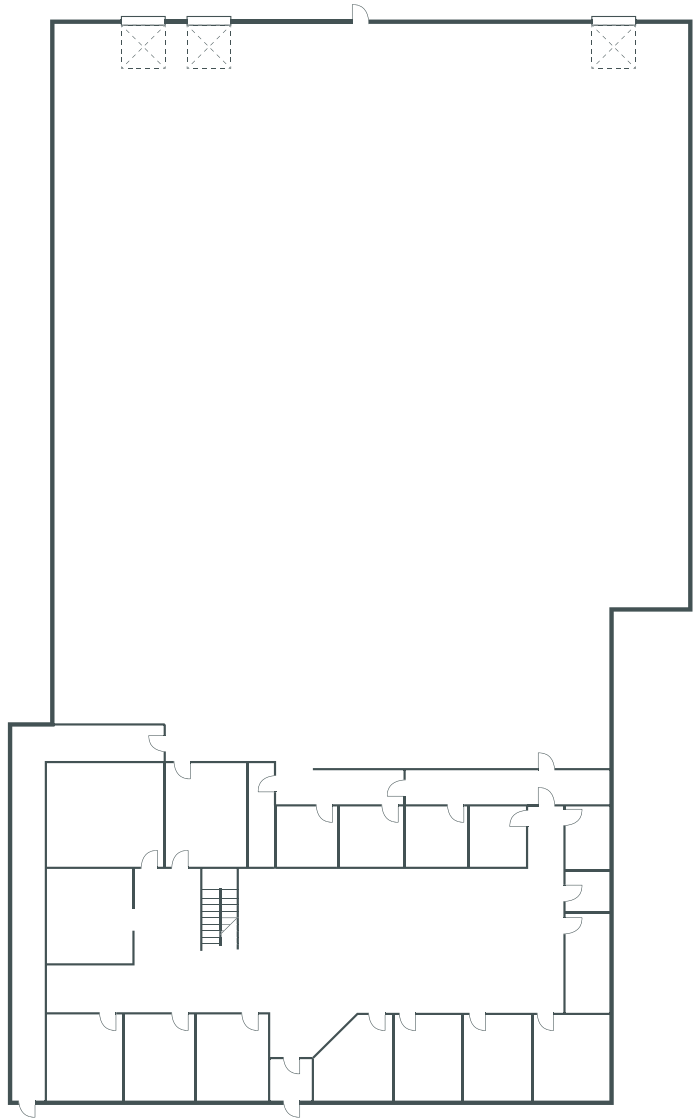
# Office / Warehouse Space

Excellent northwest Edmonton location providing easy access to 170<sup>th</sup> Street, Yellowhead Trail, and Anthony Henday Drive. High-quality office build out. Combination of dock and ramped grade loading. Ideal layout for a light manufacturing or distribution use. Ample on site parking.

Legal Address	Plan 0420462; Block 1; Lot 25		
Zoning	IM - Medium Industrial		
Year Built	2010		
Available Area	Main Floor:	24,012 sq. ft.	
	Second Floor:	1,893 sq. ft.	
	Total:	25,905 sq. ft.	
Dock Loading	(2) 9' x 10' with levelers		
Grade Loading	(1) 14' x 16'		
Construction	Concrete block & metal panel		
Column Spacing	49' wide		
Ceiling Height	28' clear		
Power	200 amp, 3-phase <i>*To be confirmed by the Tenant</i>		

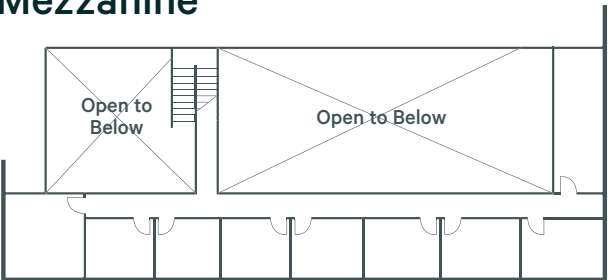
Heating	Forced air HVAC in office
Lighting	To be upgraded to LED
Sprinklers	Yes
Fenced	Small fenced compound
Parking	Surface
Sumps	Yes
Op Costs (2025)	\$4.90 per sq. ft. / annum
Lease Rate	\$10.25 per sq. ft. / annum
Available	Immediately

Main Floor



Floor Plan

Mezzanine





## Office / Warehouse Space

17408 - 116<sup>th</sup> Avenue | Edmonton, Alberta

# For Lease



## Contact Us

### Kevin Hughes

Senior Vice President  
+1 780 917 4634  
kevin.hughes@cbre.com  
\*Lead Broker

### Gregg Maimann

Senior Vice President  
+1 780 917 4632  
gregg.maimann@cbre.com

### Trevor Schmidt

Vice President  
+1 780 917 4641  
trevor.schmidt@cbre.com

### Jordan Adams

Vice President  
+1 780 917 4645  
jordan.adams@cbre.com

### Braylon Klemchuk

Vice President  
+1 780 229 4687  
braylon.klemchuk@cbre.com

### Jay Olmstead

Sales Representative  
+1 780 554 1191  
jay.olmstead@cbre.com  
\*Lead Broker

### John Allan McKay

Associate  
+1 780 915 5020  
johnallan.mckay@cbre.com

### Lucas Neumeyer

Associate  
+1 780 850 2267  
lucas.neumeyer@cbre.com

\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.