



WESTLINK OFFICE PARK

16826 107 Avenue,
Edmonton, AB

NEWER BUILDING BUILT IN 2014

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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PROPERTY PHOTOS



PROPERTY HIGHLIGHTS

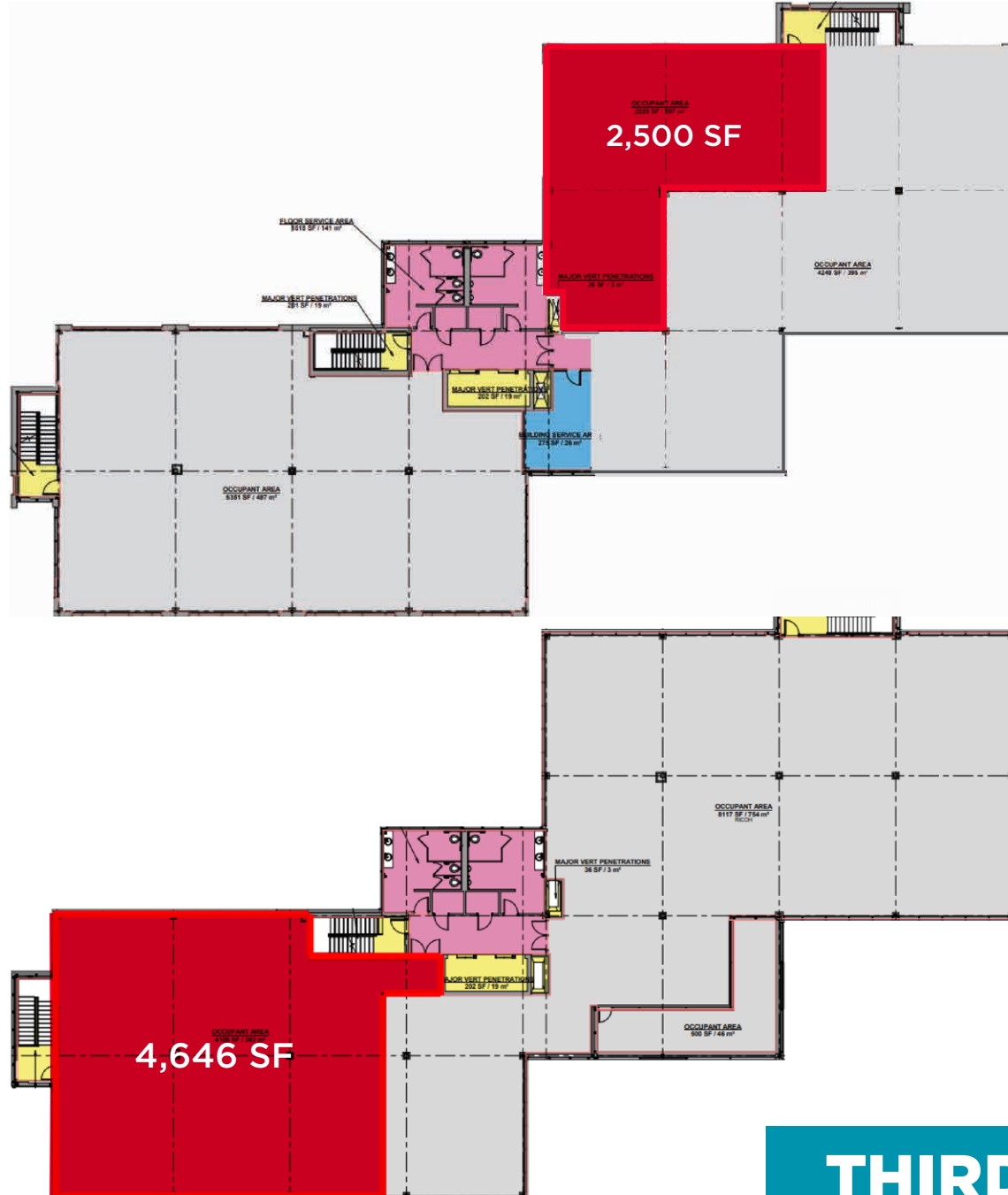
- High exposure location on the corner of Mayfield Road and 107 Avenue
- Area amenities include multiple restaurants, hotels, meeting venues
- Ample parking available
- Building signage opportunities available

PROPERTY DETAILS

MUNICIPAL ADDRESS:	16826 107 Avenue, Edmonton, AB
ZONING:	CB2 - General Business Zone
BUILT:	2014
PARKING AREA:	3.8 stalls/1,000 SF, surface parking at no additional charge
BASIC RENT:	\$20.00 /SF
OPERATING COSTS:	\$20.70 /SF
AVAILABILITIES:	Second Floor: 2,500 SF Third Floor: 4,646 SF
TI ALLOWANCE:	Negotiable

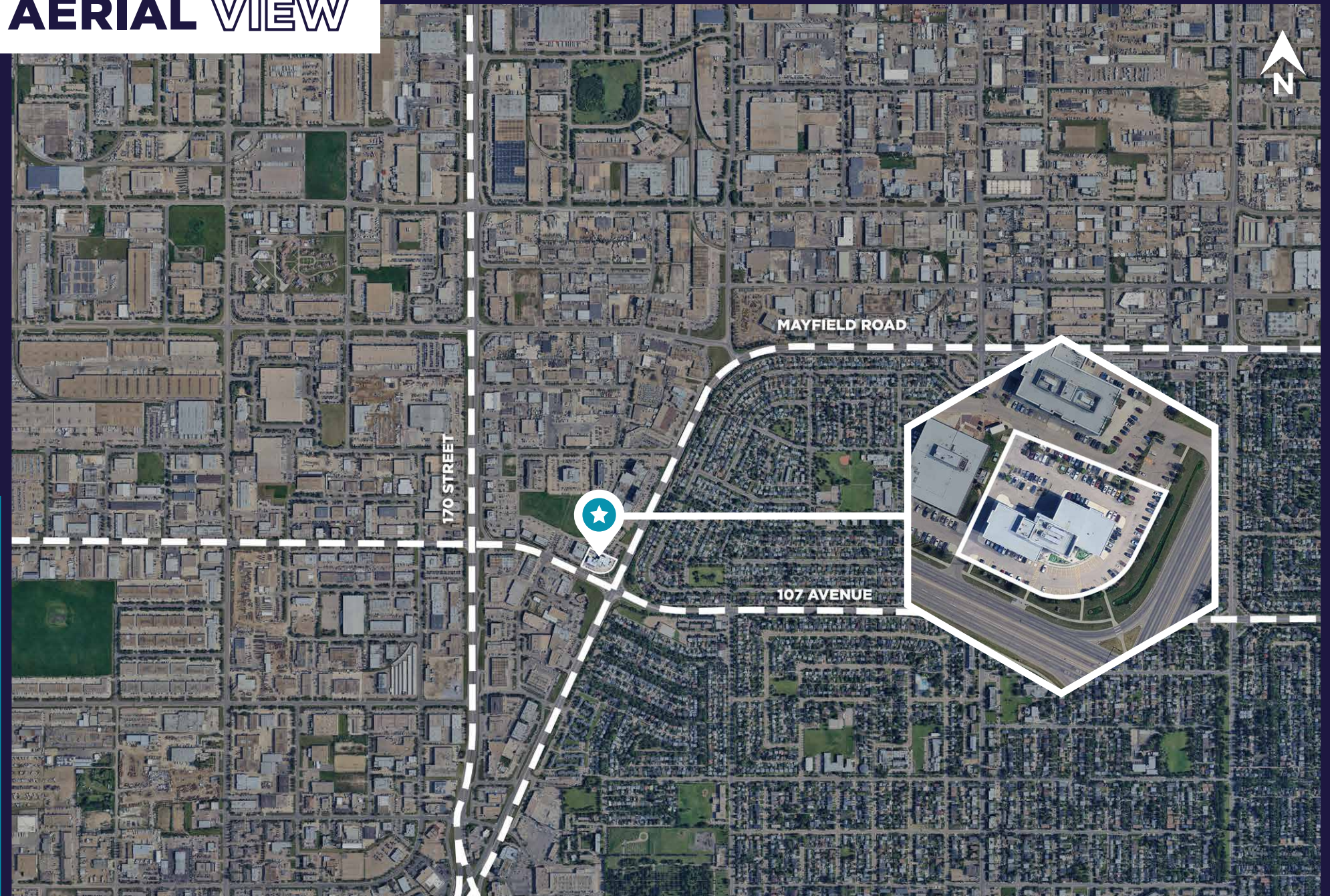
FLOOR PLAN

SECOND FLOOR



THIRD FLOOR

AERIAL VIEW



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