



Park West 120 and 130

Office and Warehouse Options

Innoflo is a related company that occupies the rest of the building. They have 4,160 SF of warehouse space that is redundant. It can be leased separately or combined with one or both offices. As the landlord, and owners of Innoflo, we have flexibility regarding the physical layout and term of the lease.

- **Office Options Overview**

- The two offices, 120 and 130, can be combined into one 5860 SF space
- The flooring, lighting and glass office fronts match so the two spaces will look like they belong together
- The demising wall between the two offices can have an opening or a door installed to join the two spaces. Alternatively, access can be through the front and rear doors without any modifications.
- The combined offices can include 1340 SF or 4160 SF of warehouse if desired
- Both offices combined with 4160 SF of warehouse space totals 10,020 SF of office/warehouse space

- **Warehouse Options Overview**

- Up to 4,160 SF of warehouse space is available to be combined with one, or both, of the offices (Unit 120 and 130).
- Warehouse can be leased as a standalone unit without offices and with outside access through the double doors.
- This is a shared space with Innoflo Solutions, a related engineering and construction design-build contractor.
- Depending on the frequency and type of loads, Innoflo's warehouse staff could be contracted to do the shipping/receiving.
- Tenant will have shared access to 18 ft overhead doors on the South side of the building, and an inside loading dock with new dock levellers.
- The shared warehouse will be demised with a construction fence and double pallet racking.
- The North 70 ft of the rack will be available for the tenant's use as well as the 26 ft of racking along the West wall. Additional racking storage is available.
- If desired, a vinyl divider can be installed for noise or privacy reasons
- A solid demising wall is not an option since it reduces the future flexibility of the space.
- The first 20 ft of the warehouse has an overhang from the second floor offices. This space is typically a PPE-free zone for egress and access to the shipping doors, warehouse, washrooms and other offices. Clearance is 8.5 ft.



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Warehouse space is available in:

- 1340 SF (the overhang space with outside doors)
- 4160 SF (overhang space plus 31 ft of open warehouse)
- Direct access to warehouse from offices 120 or 130
- Direct access to outside via 6 ft wide double doors
- Warehouse ceiling and walls are painted white (2022)
- Lighting is 30 LED lights with motion sensors
- Ceiling joists have 21 ft clearance
- Concrete floors are epoxy-coated (2022)
- 6 ft wide shipping/receiving double doors provide access direct to outside
- Ample electrical capacity available in 600/347 V 200A and 240/120 V 200A
- Single unisex washroom, plus men's and women's 3 stall washrooms
- Building equipped with 40 cameras located in warehouses, common areas, parkade and outside
- Security system includes motion sensors and door contacts



