

LAST REMAINING OFFICE VACANCY

Banks on 170

SECOND FLOOR PROFESSIONAL OFFICE

#201, 11420 - 170 STREET NW, EDMONTON, AB

FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAICommercial

Property Highlights

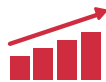
- Prime opportunity to lease high-profile professional office space directly on 170th Street
- 3,887 sq.ft.± second floor office unit with large open work area, multiple private offices, meeting room, and bathrooms
- Attractive building design with wrap around windows and skylights allowing for ample natural light throughout
- Elevator and stairwell access to second floor. Extensive stairwell improvements recently completed
- Exceptional exposure to 170th Street traffic (33,288 vehicles per day) with vast building signage opportunity and visibility
- Convenient and ample parking on-site with energized stalls
- Excellent access and close proximity to public transit, major roadways, food and retail services, and other amenities



33,288 VPD
170 STREET



150,085
DAYTIME
POPULATION



3.0%
ANNUAL GROWTH
2023 - 2033



97,663
EMPLOYEES

6,018
BUSINESSES



\$2.4B
TOTAL CONSUMER
SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



Additional Information

| | |
|-----------------|--|
| SIZE | 3,887 sq.ft.± second floor office unit |
| ZONING | BE (Business Employment) <i>*Formerly IB*</i> |
| LEASE TERM | Negotiable |
| AVAILABLE | Immediately |
| PARKING | Multi-row energized surface parking |
| NET LEASE RATE | \$12.00/sq.ft./annum |
| OPERATING COSTS | \$5.95/sq. ft./annum (2026 estimate) Includes Tenant's proportionate share of property taxes, building insurance, common area maintenance and property management |



● Suite 201 Rentable Area



**Floorplan may not be exact or to scale*

