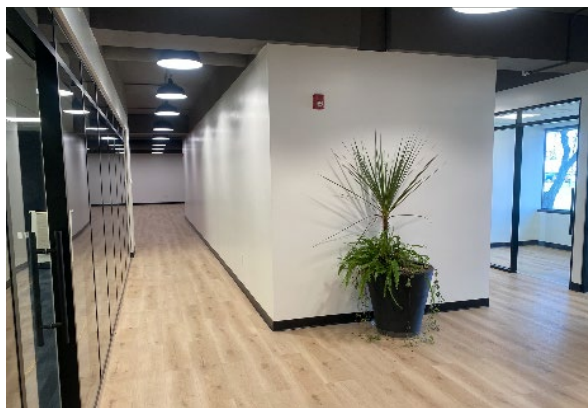
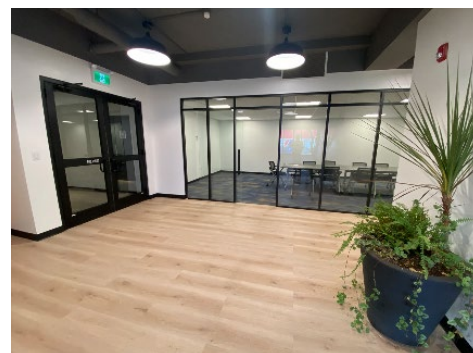


# Park West Unit 120

## 3560 SF Office or 7720 SF Office/Warehouse

- **New in June 2026**
- **Features**
  - 3560 Square feet of Ground floor space
  - 50 ft of exterior windows
  - 10 Offices, glass fronts, sliding glass doors, exterior windows, Philips Signify LED lighting
  - 500 SF Boardroom, glass wall, sliding glass door, Smart TV connections
  - 240 SF Storage Room
  - 1300 SF Multi-Use area, storage, showroom or additional offices
  - Washrooms in adjacent lobby
  - Kitchenette with two microwaves, cabinets, dishwasher, double-sink and refrigerator
  - LVT Flooring in offices and open areas
  - Motion sensing LED lighting in offices and open areas
  - Direct access to newly finished entrance lobby
  - Building equipped with 40 cameras located in common areas, parkade and outside
  - Adjacent to 14 acre Norwester Park with new Disc Golf Course
- **Internet**
  - Server Rack with Managed Fibre or Cat6 or available
  - Ethernet ports in offices, boardroom and open area, two wireless access points
- **Options**
  - **Office can be combined with 2300 SF Unit 130 (total of 5860 SF)**
  - **Office can be combined with up to 4,160 SF of shared warehouse (7720 SF total)**
- **Warehouse Optional**
  - Direct access to warehouse from office
  - Clean, painted, bright LED lighting, epoxy floors
  - 6 ft wide shipping/receiving doors to outside
  - Shared access to dock and grade loading
  - Fire Sprinklers
- **Parkade** – Limited spots available for underground parking
- **Available immediately**



Park West Building Ltd.  
16815 117 ave NW  
Edmonton, AB T5M 3V6

