

FOR LEASE

CARDINAL PROFESSIONAL BUILDING

NAI Commercial

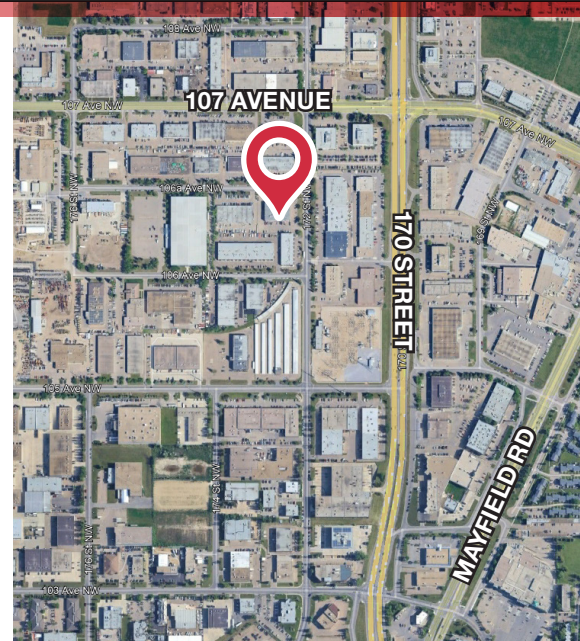


17205 - 106A AVENUE | EDMONTON, AB |

**Showsuite and Main Floor
Office Opportunities**

PROPERTY DESCRIPTION

- 1,595 sf to 3,147 sq.ft.± available immediately
- Professional office building located on corner of 172 Street and 106A Ave
- Close proximity to many retail amenities such as Fifendekel, Ever on 170th and Westlink Park, plus ETS bus stop
- Telus Fibre available
- Ample surface parking
- Professional managed by Canderel



DAN BUDMAN

Vice President, Office Division
587 338 3338
dbudman@naiedmonton.com

RYAN BROWN

Partner
587 635 2486
rbrown@naiedmonton.com

CHAD GRIFFITHS

Partner, Associate Broker
780 436 7414
cgriffiths@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com



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



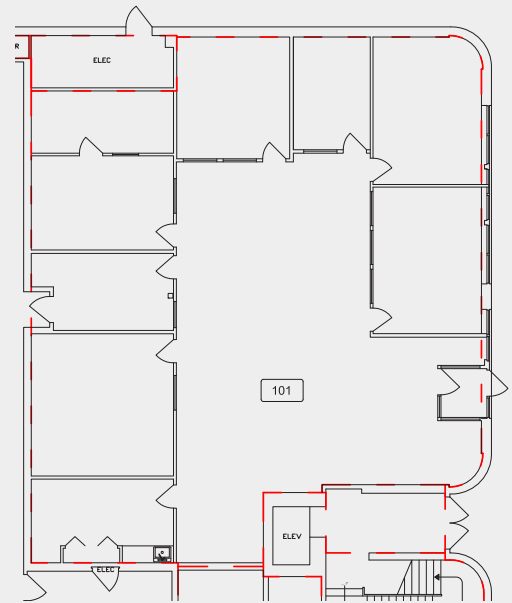
780 436 7410



NAIEDMONTON.COM

SUITE 101

AREA AVAILABLE	3,147 sq.ft.±
LEGAL DESCRIPTION	Plan 7621205 Block 5 Lot 1
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
YEAR BUILT	1979
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$12.92/sq.ft./annum (2026 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance and management. Utilities included (gas, water and power)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



LOBBY

LOBBY



SUITE 101



SUITE 101



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



780 436 7410

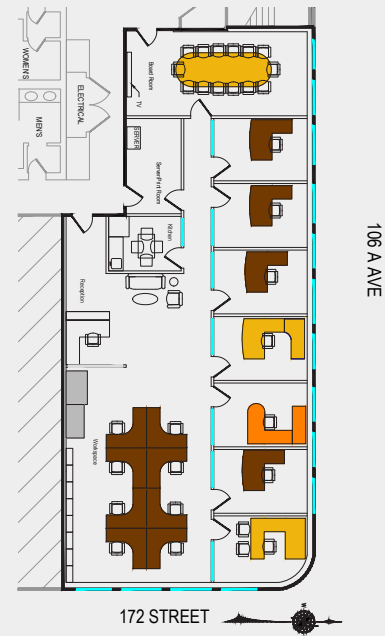


NAI EDMONTON.COM

6326 DB26

SUITE 204

AREA AVAILABLE	2,953 sq.ft.±
LEGAL DESCRIPTION	Plan 7621205 Block 5 Lot 1
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
YEAR BUILT	1979
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$12.92/sq.ft./annum (2026 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance and management. Utilities included (gas, water and power)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



SUITE 204



SUITE 204



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



780 436 7410

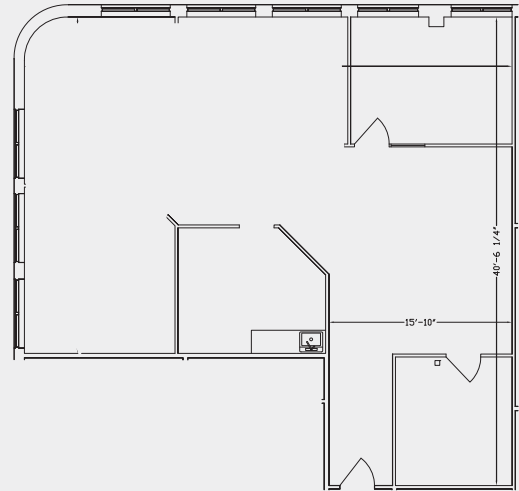


NAI EDMONTON.COM

6326 DB26

SUITE 205

AREA AVAILABLE	1,595 sq.ft.±
LEGAL DESCRIPTION	Plan 7621205 Block 5 Lot 1
ZONING	IM (Medium Industrial)
AVAILABLE	Immediately
YEAR BUILT	1979
NET RENTAL RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$12.92/sq.ft./annum (2026 estimate) Includes proportionate share of property taxes, building insurance, common area maintenance and management. Utilities included (gas, water and power)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

