



For Lease

Rare full floor opportunity for smaller user
Glenwood Building, 10436 81 Avenue, Edmonton, Alberta



Details

LEASABLE AREAS: 2nd Floor
1,760 s.f.

Basement
797 s.f.

LEASE RATE: 2nd Floor
\$14.00 - \$16.00 p.s.f.

Basement
\$12.00 p.s.f.

OPERATING COSTS: \$12.00 p.s.f.

PARKING: 2 surface stalls
\$200 per stall/month

Highlights

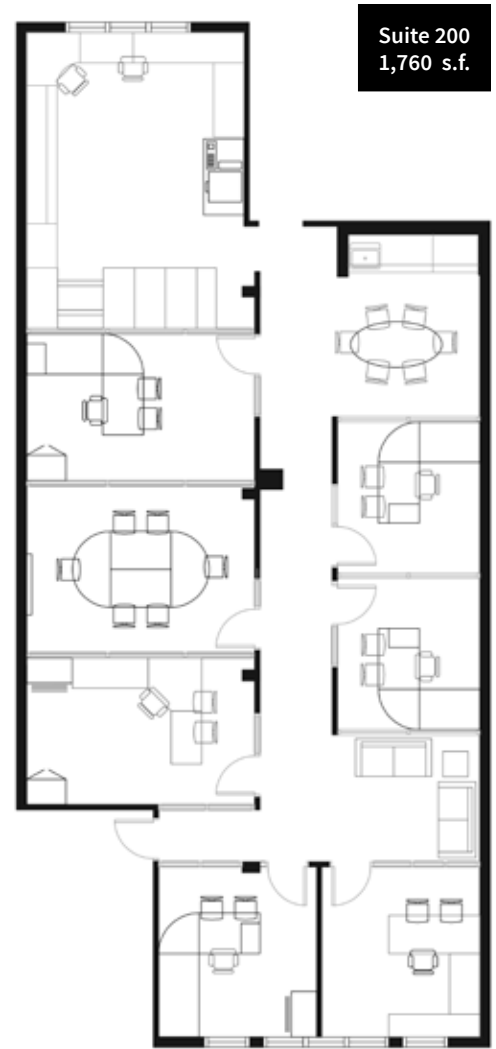
- Rare opportunity for tenant to occupy entire floor of 1,760 s.f.
- Showsuite condition ready to move in immediately
- Telus Fibre optic available
- Environmentally friendly building mentioned in Alberta Construction Magazine
- Recently renovated building with solar panels installed
- Close proximity to many Whyte Avenue amenities



2nd Floor

1,760 s.f.

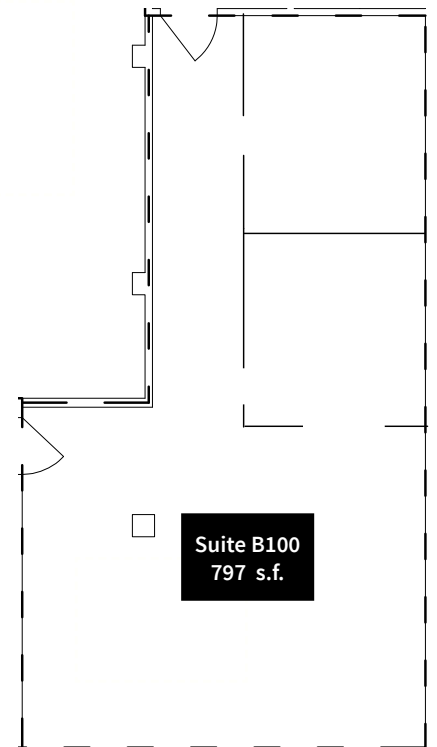
- Reception
- 6 Offices
- 1 Boardroom
- Kitchenette
- Copy and file room
- Furniture can be made available
- High quality improvements
- Ready to move in immediately



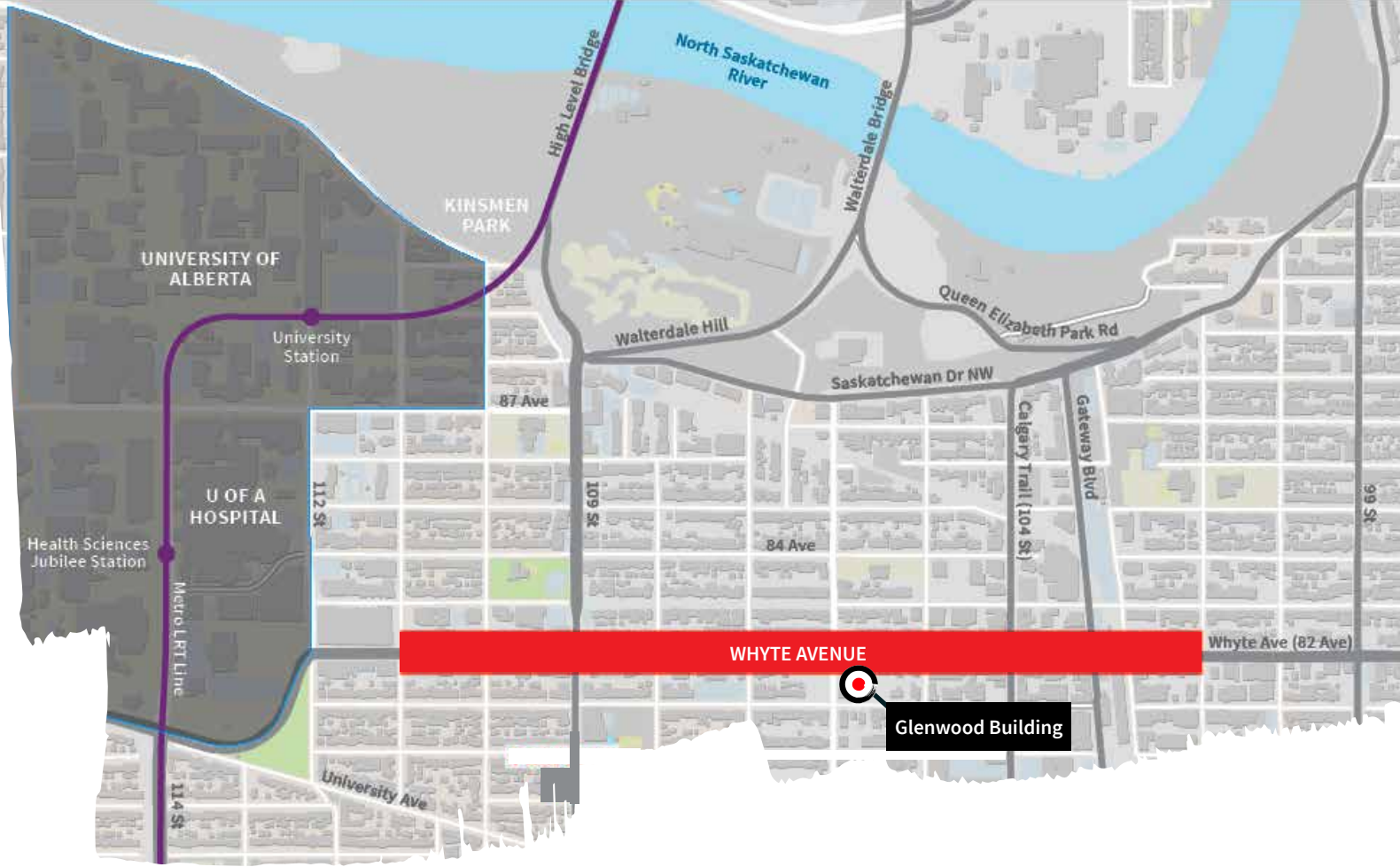
Basement

797 s.f.

- Developed
- Open concept



Floor Plans



1 Minute
to Whyte Avenue



4 Minutes
to U of A Campus



5 Minutes
to LRT Station



6 Minutes
to Downtown

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