

EASTGATE 49

Location

Edmonton, Alberta

Civic Address: 9240-9260 49 Avenue Edmonton, AB T6B-1K5

Legal: Plan 7822340, Block 1, Lots 14-16



Rentable Floor Area

1 st Floor	22,438
2 nd Floor	22,456
3 rd Floor	22,456

Financial Terms

Basic Rent:	\$26.00 - \$28.00
Op. Costs & Taxes:	9.00 (estimate)
TI Allowance:	\$25.00
Type of Use:	Office/Retail/Showroom

Total Area: 67,350 sq. ft. **Occupancy:** Summer 2010

Building

Parking:	255 stalls	3.6/1000
Zoning:	IB	Industrial Business

Contact Information

Contact Name	Terrence Johnston
Company	OPUS Building Canada Inc.
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Comments

- Brokers Protected
- Easy access to 50th Street, Sherwood Park Freeway and downtown via 98th Avenue
- Excellent transit services
- Numerous retail and restaurant amenities located in close proximity
- Numerous sustainable elements incorporated into the building design
- Three storey building suitable for single tenant or multi tenant occupancy
- High glass to floor ratios for passive solar heat gains and outdoor visibility for occupants