



# NORTH 170 HENDAY BUSINESS PARK

137 AVENUE & 170 STREET | EDMONTON, AB

**+** It has been designed for businesses that require a high-quality office or showroom paired with convenient warehouse space.

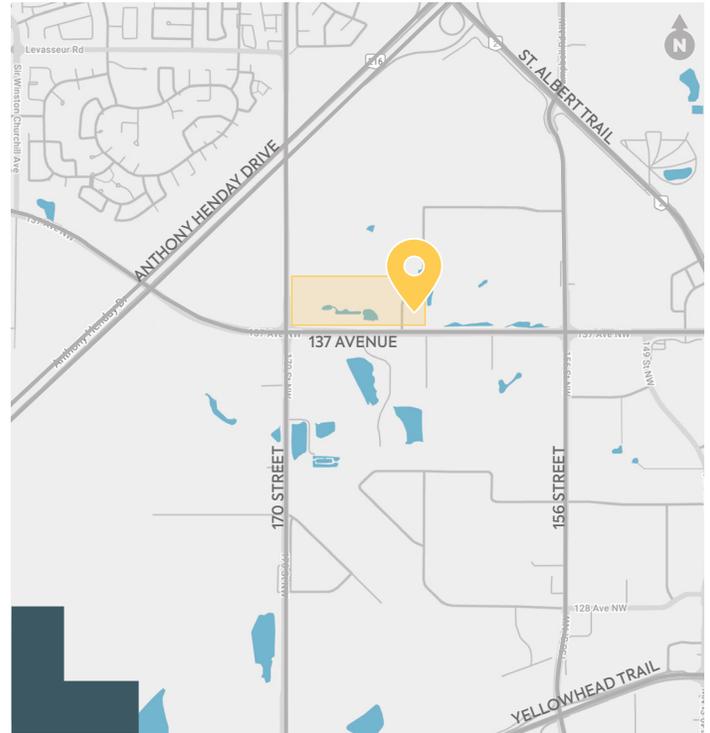
North 170 Henday Business Park is a high exposure and easily accessible property in Edmonton's northwest. The site provides businesses with nearby retail and restaurants for staff, proximity to major roads for deliveries and logistics, and access to Edmonton's utility network, public transit, and fibre optic network.

This office/warehouse flex building can accommodate second floor glazing and mezzanine options for tenants that need additional storage or wish to develop naturally-lit second floor office.



## + PROPERTY HIGHLIGHTS

- 24' 3" clear ceiling heights allows for high racking and installation of a mezzanine
- Perfect for businesses requiring high-end showroom or office with flexible warehouse storage
- Brand new construction with modern energy saving features
- Close proximity to the Anthony Henday Drive provides quick access to the entire Edmonton region
- Several retail amenities and restaurants within a 5 minute drive



## + PROPERTY DETAILS

### ZONING

Business Employment – BE

### STATUS

Available immediately

### BASIC RENT

A custom proposal will be provided to each prospect based upon:

- Square footage
- Lease term
- Leasehold improvements / allowance required by the tenant

### ADDITIONAL RENT

Prop Tax: \$5.26/SF

CAM: \$4.17/SF

EST. TOTAL: \$9.43/SF

### CEILING HEIGHT

24' 3" clear

### LOADING

14'x16' grade loading doors with 10' concrete aprons

### FLOOR LOAD

10,000 lbs. per rack leg

### HEATING

Gas-fired unit heaters in warehouse

### LIGHTING

High efficiency LED in warehouse areas for an average of 30 fc

### MEZZANINE

Structure will support mezzanine addition

### ELECTRICAL SERVICE

Capacity within building distribution for 400 amp @347/600 volt, 3-phase, 4-wire service to each bay

### ROOF MEMBRANE

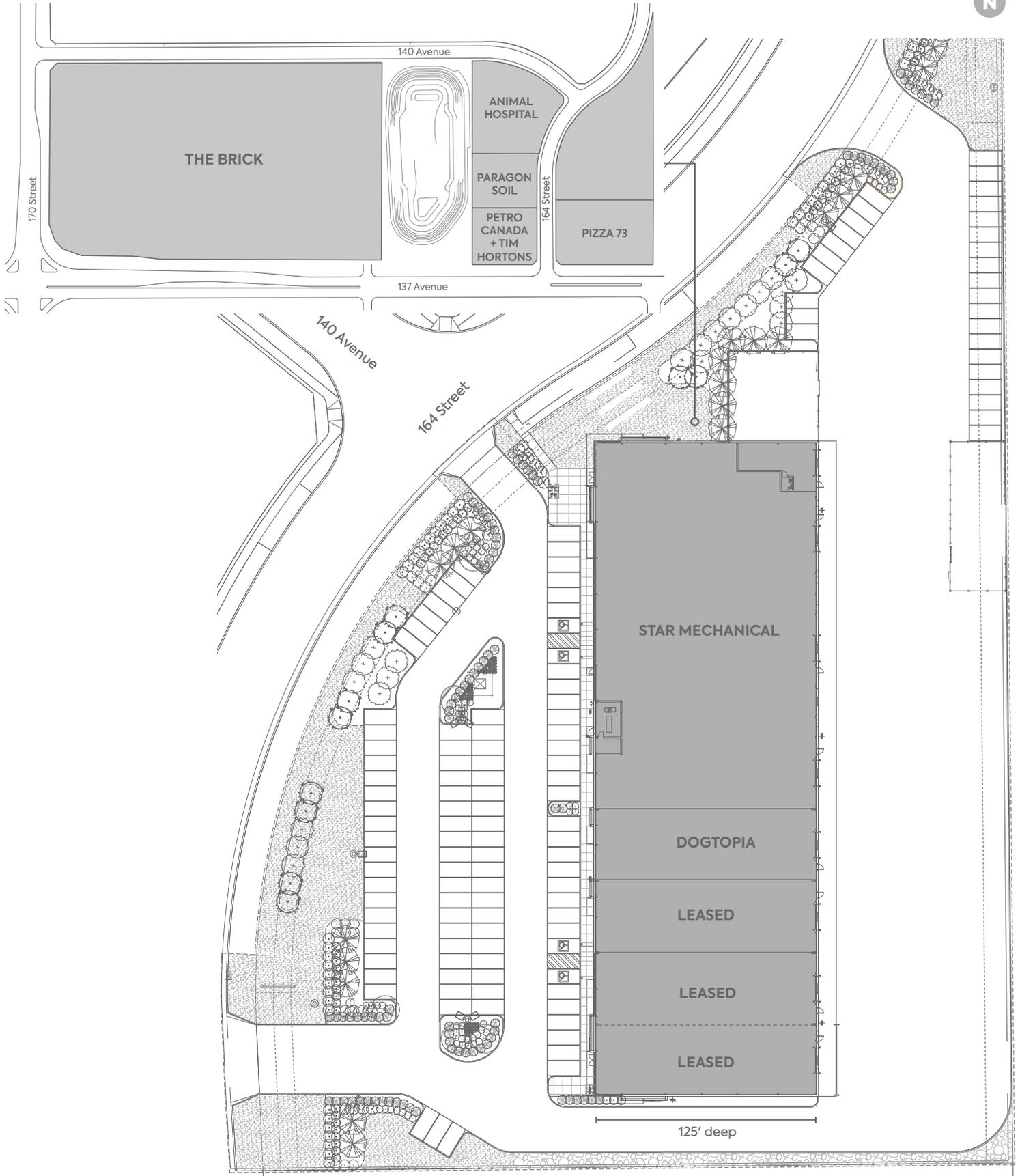
High-quality TPO roofing membrane for long-term leak-proof performance

### TELECOM SERVICE

Capacity within building telecom distribution for individual service to each bay

# + SITE PLAN

North 170 Henday Business Park



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

# + IDEAL USES

North 170 Henday Business Park – Flex Bays



Animal Hospitals & Shelters, Veterinary Services



Breweries, Wineries, and Distilleries



Media Studios



Professional, Financial, and Office Support Services



Urban Indoor Farms



Small Scale Fabrication



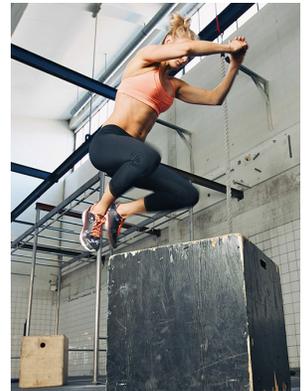
Equipment Rentals



General Industrial and Warehouse Uses



Contractor Services



Fitness

# + CONTACT



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