



10436 – 81 Avenue NW, Edmonton

# Glenwood Building

Modern and unique office space is available for lease within a fully-renovated and eco-friendly professional building, ideally located just off Whyte Avenue amidst an abundance of shopping, entertainment, and dining amenities

- Unique professional space with refurbished barn wood and pre-finished workstations
- Eco-friendly, solar-power building, resulting in low operating costs for tenants
- Located in the historic Old Strathcona district, one of Edmonton's trendiest neighbourhoods
- Abundance of popular amenities on Whyte Avenue within walking distance
- Convenient access to Calgary Trail, Gateway Boulevard and Whyte Avenue
- Close proximity to public transit and multiple parking options in the surrounding area

## Taylor Riar

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## Lease Details

<b>Rentable Area</b>	Basement: 797 SF
	2nd Floor: 1,766 SF
<b>Available</b>	Immediately
<b>Net Rent</b>	\$12.00 / square foot

<b>Operating Costs</b>	\$12.00 / square foot <i>(operating costs include utilities!)</i>
<b>Parking</b>	Scramble / street surface parking
<b>Zoning</b>	MU (Mixed Use Zone)

## Key Highlights



Located in the heart of Whyte Avenue district



Unique and move-in ready office space



Quick access to Calgary Trail and Gateway Blvd

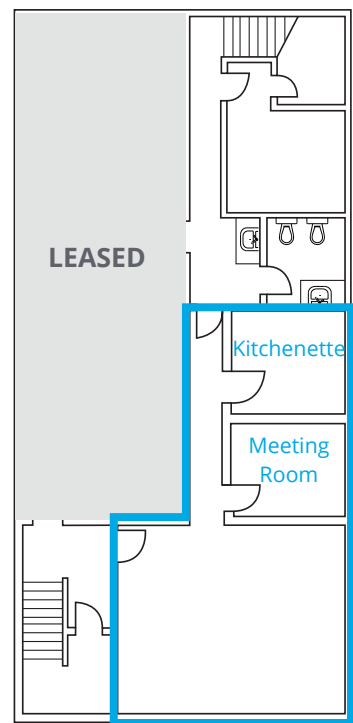


Walking distance from a variety of amenities

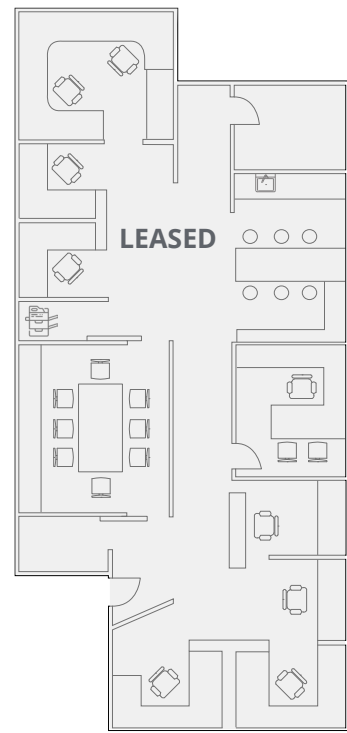


Close proximity to public transit and parking

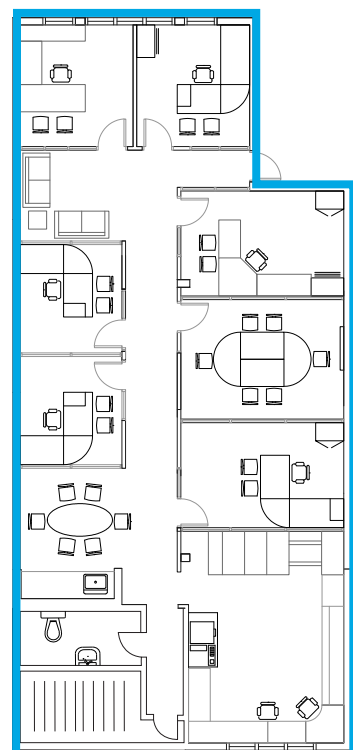
## Floor Plans



Basement (797 SF)



Main Floor



2nd Floor (1,766 SF)



Enclosed Office



Enclosed Office



Kitchen



Enclosed Office



Washrooms



Open Work Areas



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