

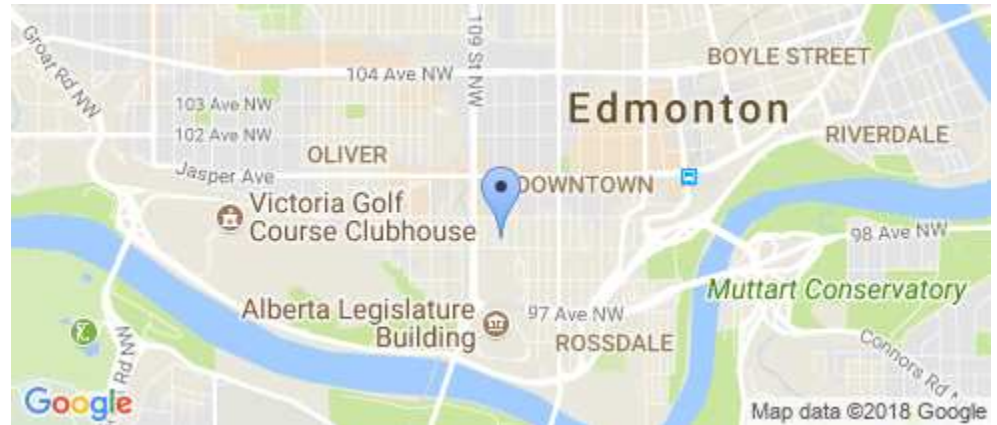
## Petroleum Plaza

9915-9945 108th Street Edmonton Alberta Canada

Morguard Brokerage | September 2018



### LOCATION



### PROPERTY DESCRIPTION

2 tower office development located in downtown Government District, close proximity to restaurants, retail and services.

### Leasing Contact

Mike Verhoski  
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## SPACE

Suite	Area (SF) (Div   Contig)	Rate (psf/yr)	Availability	Notes
00107	3,244	\$10.00	Immediate	Main Floor Retail/Office space.
Operating Costs: \$11.67 (psf/yr)		Realty Tax: \$5.46 (psf/yr)	Total Additional Rent: \$17.13 (psf/yr)	

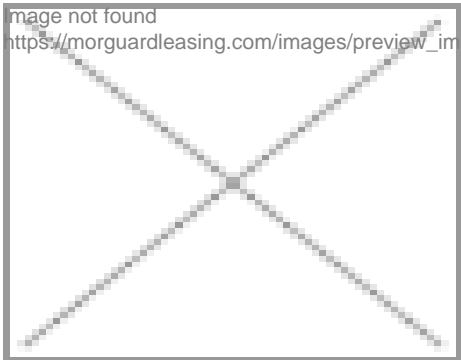
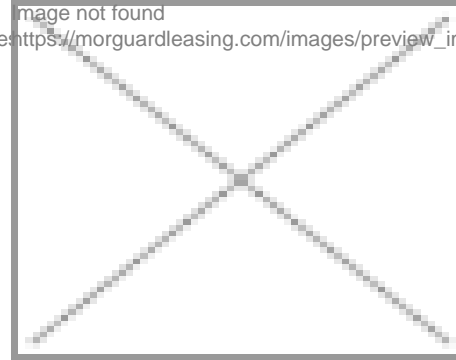
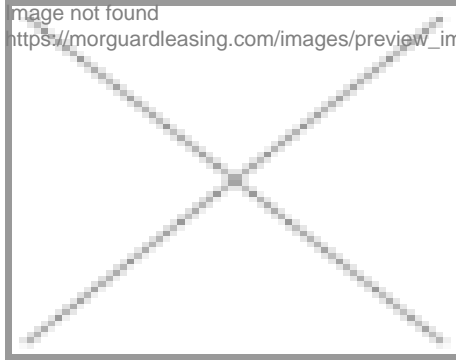
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## SPECS

### Tenant Cost

Posted Net Rate	n/a	Realty Tax	\$5.46 (psf/yr)	Utilities	n/a
Operating Costs	\$11.67 (psf/yr)	Other	n/a	Additional Rent Total	\$17.13 (psf/yr)

### General

Year Built	1972	Last Renovated	n/a		
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Website  
n/a

### Building Size

Total Space	0 SF	Total Available Space	n/a	Largest Contiguous Available	n/a
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#### Office

Number of Floors	13	Typical High-Rise Floor	n/a	Typical Low-Rise Floor	n/a
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Total Space	0 SF	Total Office Space	n/a	Available Office Space	n/a
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#### Retail

Number of Retail Units	n/a	Total Retail Space	n/a	Available Retail Space	n/a
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### Construction

Fibre Optic Available	no	Shipping and Receiving	no	Ceiling Height	n/a
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Washrooms Per Floor	n/a	Exterior Finish	n/a		
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HVAC Hours of Operation	n/a	HVAC After Hour Cost	n/a		
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HVAC System Description  
n/a

### Elevators

Number of Elevators	8	Number of Parking Elevators	n/a	Number of Freight Elevators	n/a
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### Safety & Access

Fire Detection System	no	Sprinkler System	no	Manned Security	no
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Security System	no	Barrier Free Access	no		
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### Parking

Surface Stalls	n/a	Surface Ratio	n/a	Total Parking Stalls	n/a
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Above Ground Stalls	n/a	Above Ground Ratio	n/a		
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Below Ground Stalls	n/a	Below Ground Ratio	n/a		
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Parking Description  
n/a

### Public Transport

Transit Surface Route	no	Direct Subway Access	no		
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### Anchor Tenants

Tenant	n/a	Tenant	n/a	Tenant	n/a
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Tenant	n/a	Tenant	n/a	Tenant	n/a
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