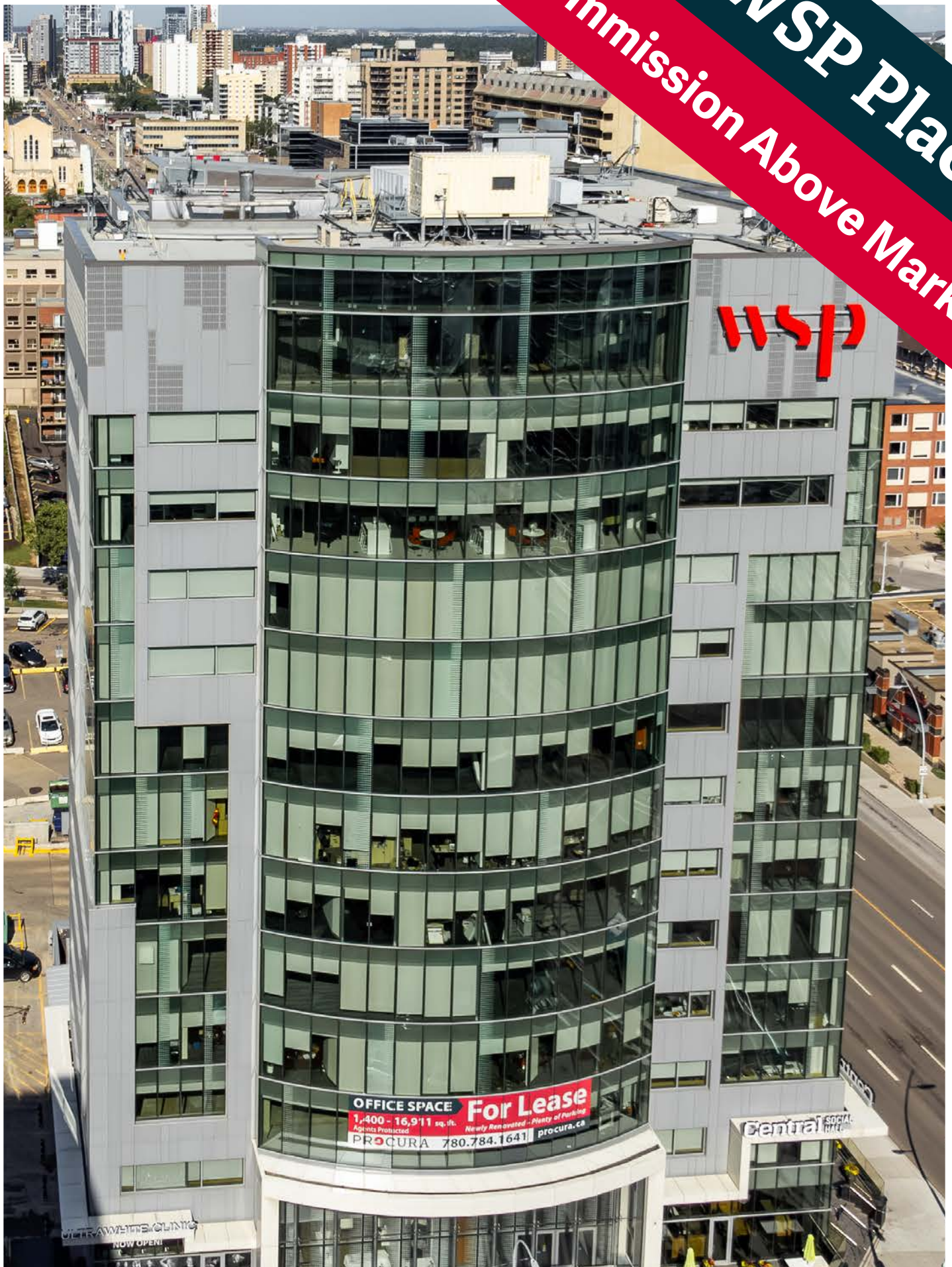


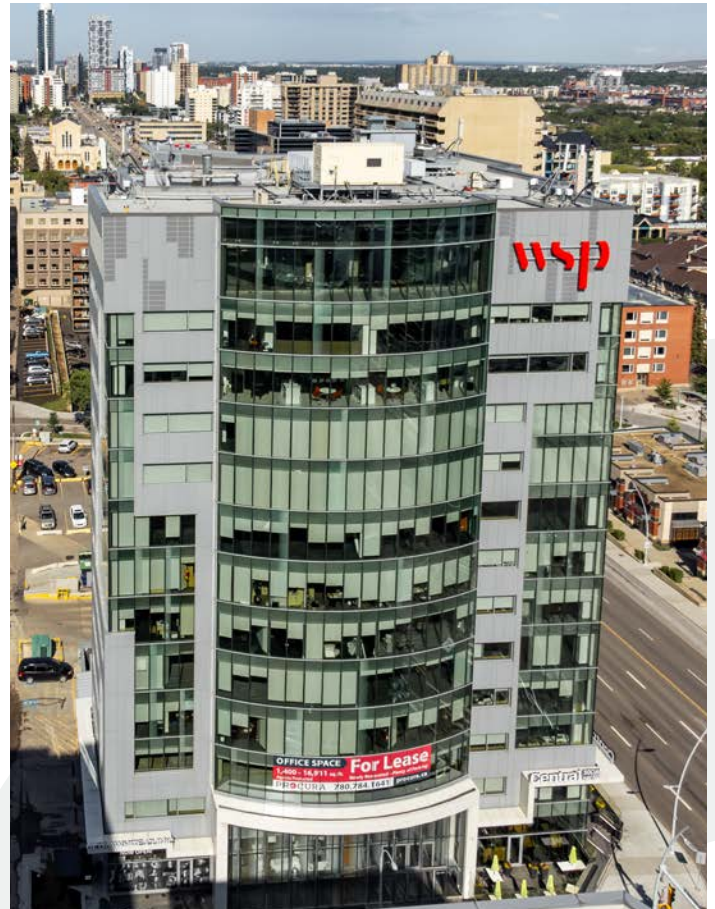
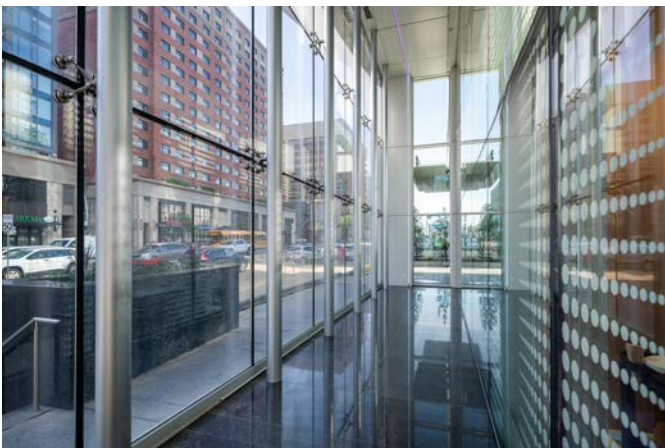
WSP Place
Commission Above Market



Building Description

Enveloped in stunning glass architecture, facing east along 109th Street, WSP Place is a redeveloped office and retail complex located at downtown Edmonton's most prominent intersection.

Occupants of the building enjoy convenient access to several amenities, including cafes, restaurants, retail stores, and entertainment districts. Within walking distance are Grant MacEwan University, the Alberta Legislature Grounds, and Edmonton's beautiful river valley. Corona LRT Station is steps away from the building, providing convenient connections to other parts of the city.



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Phone: (587) 414-0089
Email: CommercialLeasing@procura.ca

Site Contact: Customer Service
Phone: (780) 414.8888
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Property Description

Anchor Tenant 1:	WSP Canada Inc.	Year Built:	1978
Anchor Tenant 2:	Alberta Health Services	Year Renovated:	2017
PSF Net Rate:	Market Rate	Typ. Floor Plate:	16,932
PSF Operating Costs:	2022 Budget		

Current Vacancies (Rentable Area)

Unit # 200	16,637 SF
Unit # 318	1,448 SF
Unit # 345	2,700 SF
Unit # 345B	4,454 SF
Unit # 500	13,608 SF
Unit # 600	16,950 SF
Unit # 710	4,029 SF
Unit # 800	16,959 SF
Unit # 900	16,932 SF
Unit # 1000	16,941 SF

Future Vacancies (Rentable Area)

Parking

Surface # Stalls:	138	Parking Ratio:	1:635
Underground # Stalls:	166		
Monthly Parking Cost:	Market Rate		

Amenities

Concierge:	NO
Boardroom:	YES
Class Room:	YES
Gym:	YES

Access

Public Transit Surface Route:	YES
Direct LRT Access:	YES
Barrier Free Access to Building:	YES
To Washroom:	YES

Elevators

Passenger:	5
Parking:	1
Freight:	1

Safety

Fire Detection System:	YES
Sprinkler System:	YES
Manned Security:	YES
Security Systems:	Cameras

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2nd Floor Vacancy

Unit # 200 16,637 SF

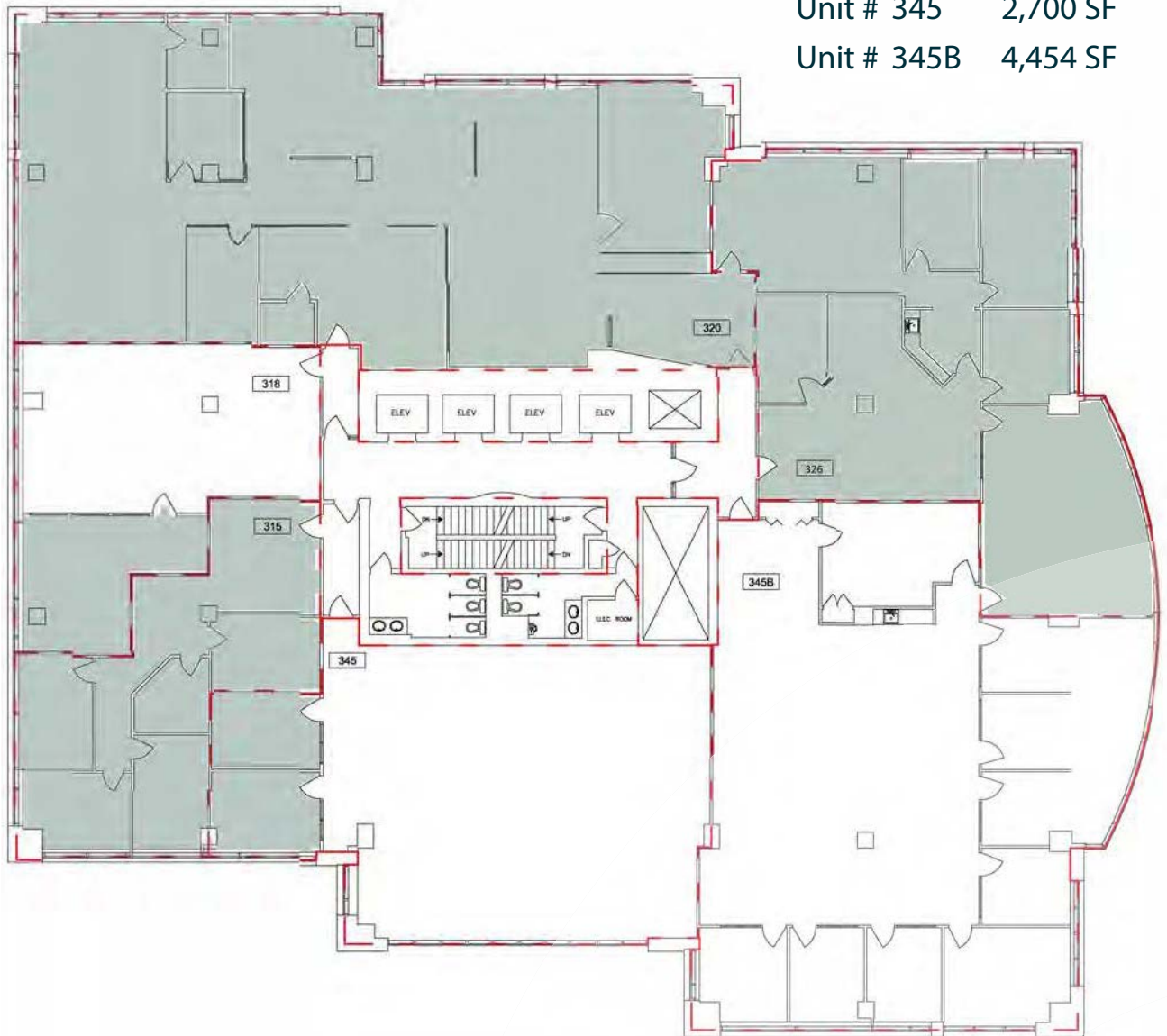


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3rd Floor Vacancy

Unit # 318	1,448 SF
Unit # 345	2,700 SF
Unit # 345B	4,454 SF

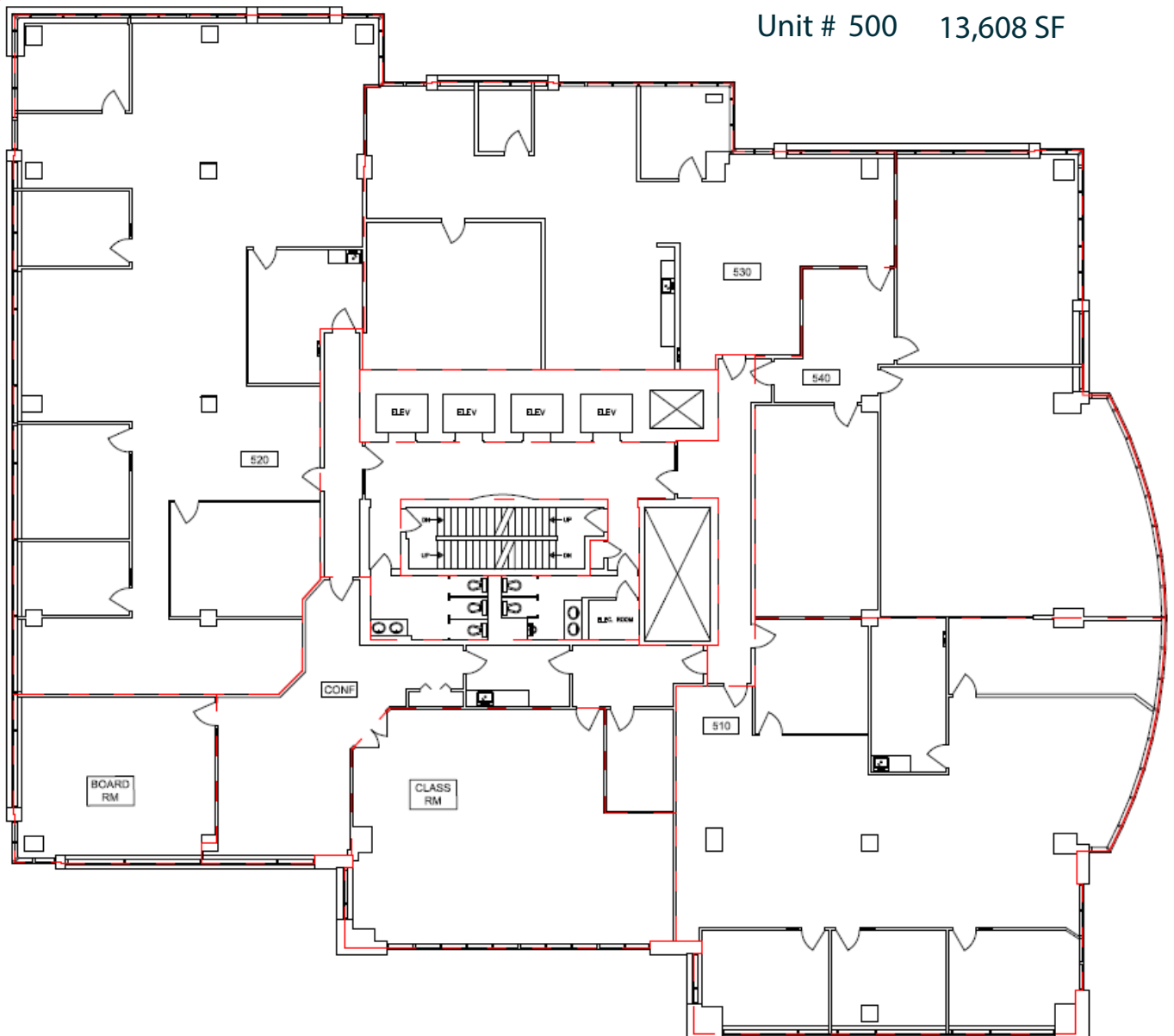


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5th Floor Vacancy

Unit # 500 13,608 SF

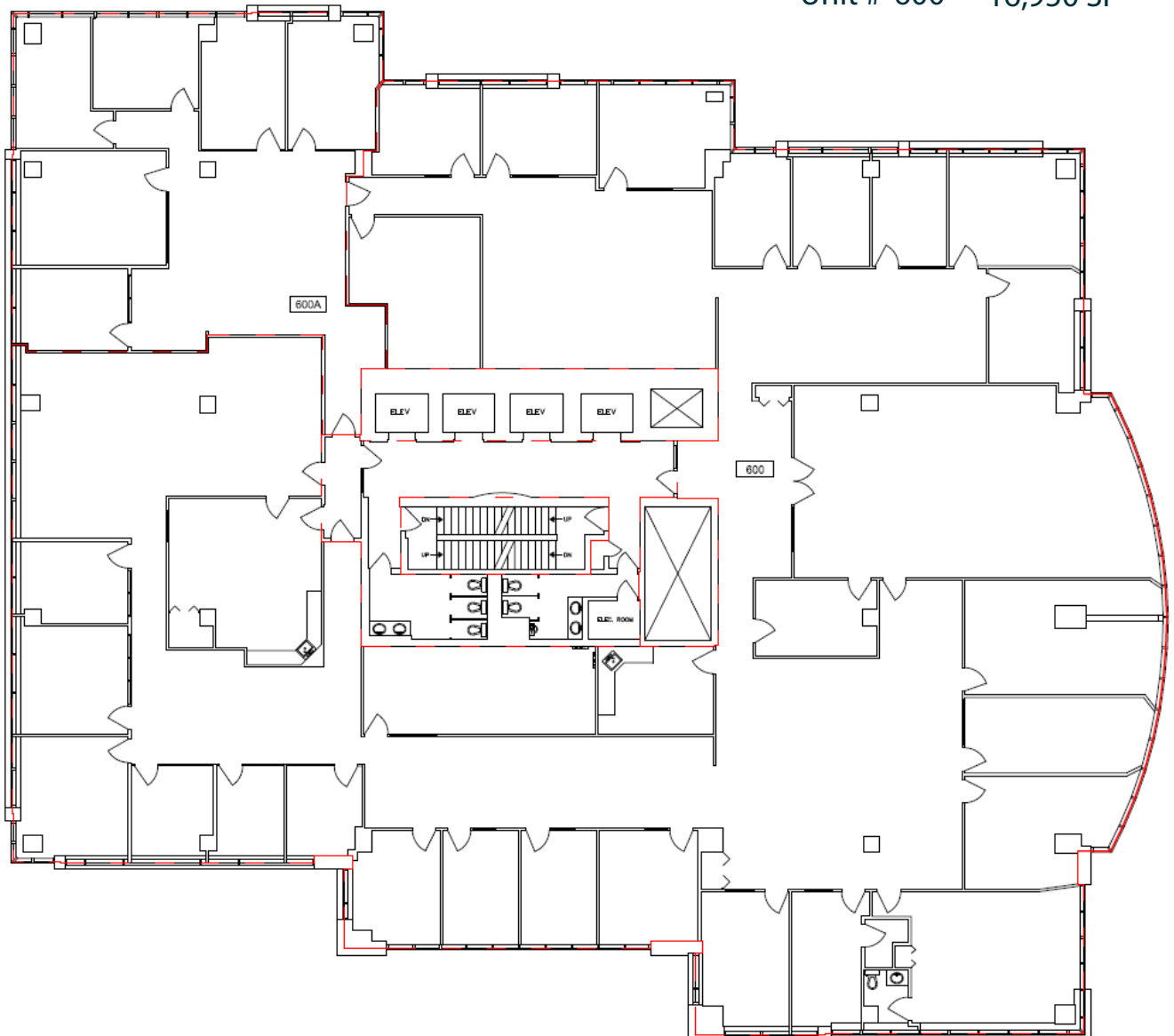


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6th Floor Vacancy

Unit # 600 16,950 SF

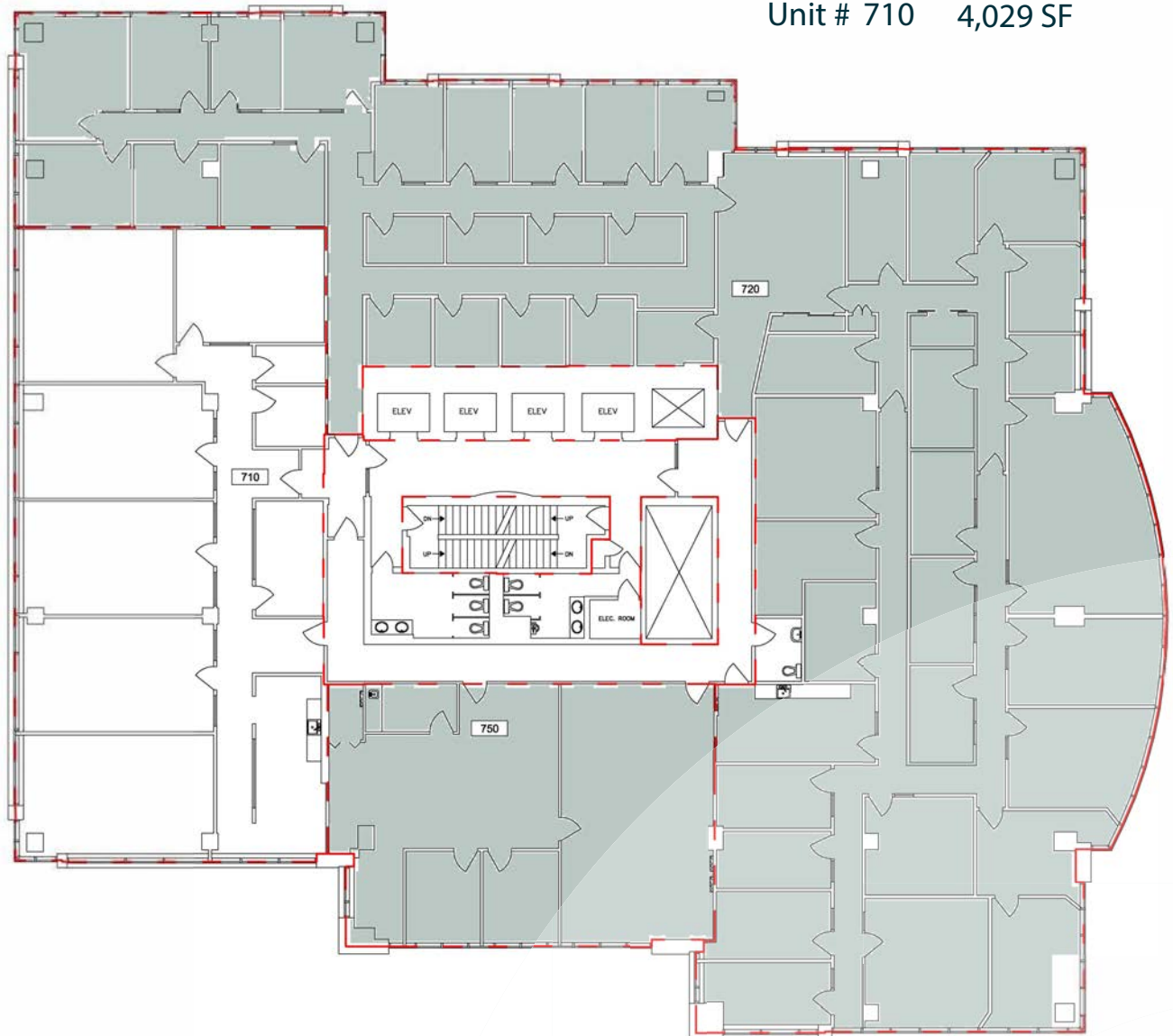


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7th Floor Vacancy

Unit # 710 4,029 SF

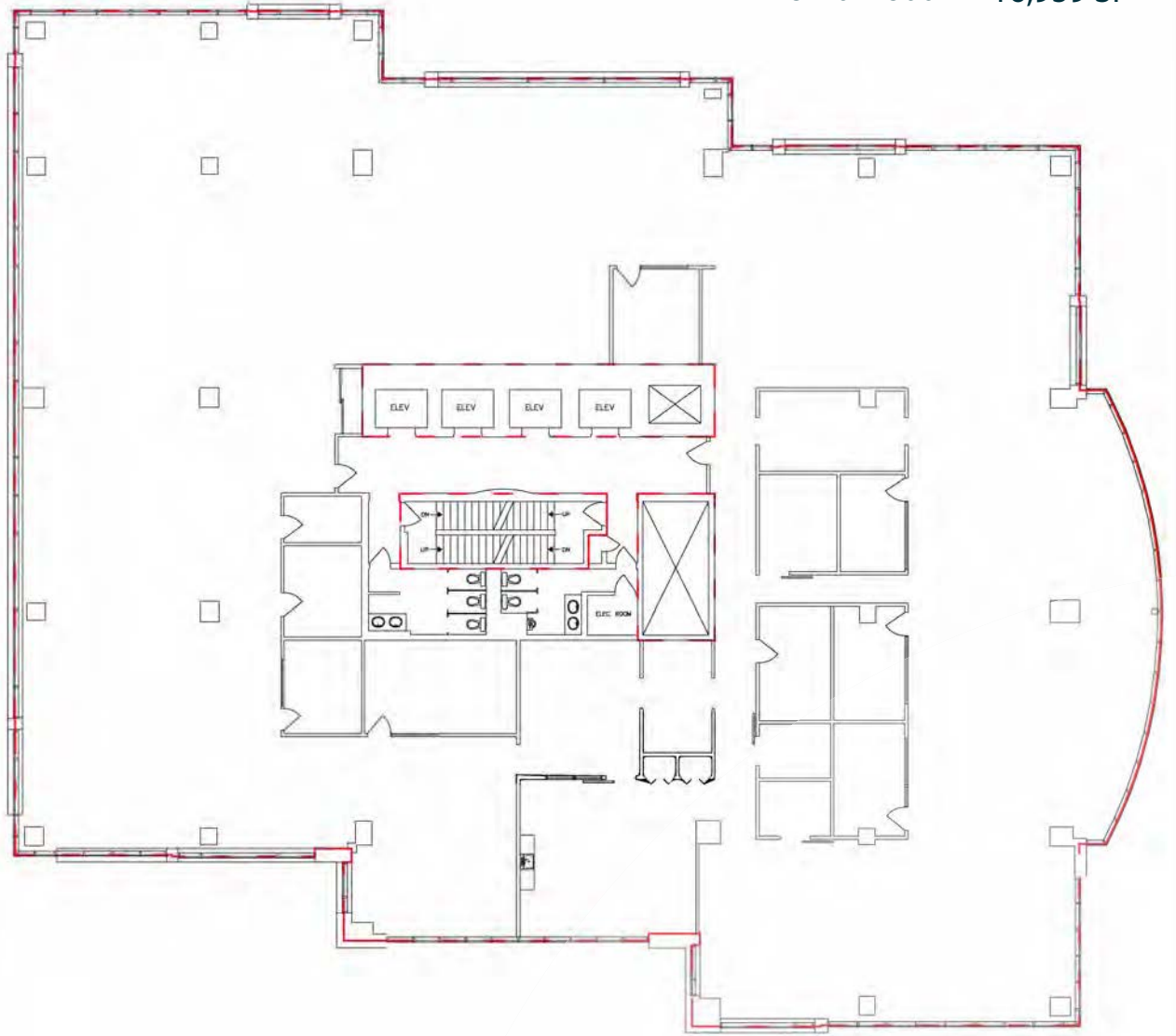


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8th Floor Vacancy

Unit # 800 16,959 SF

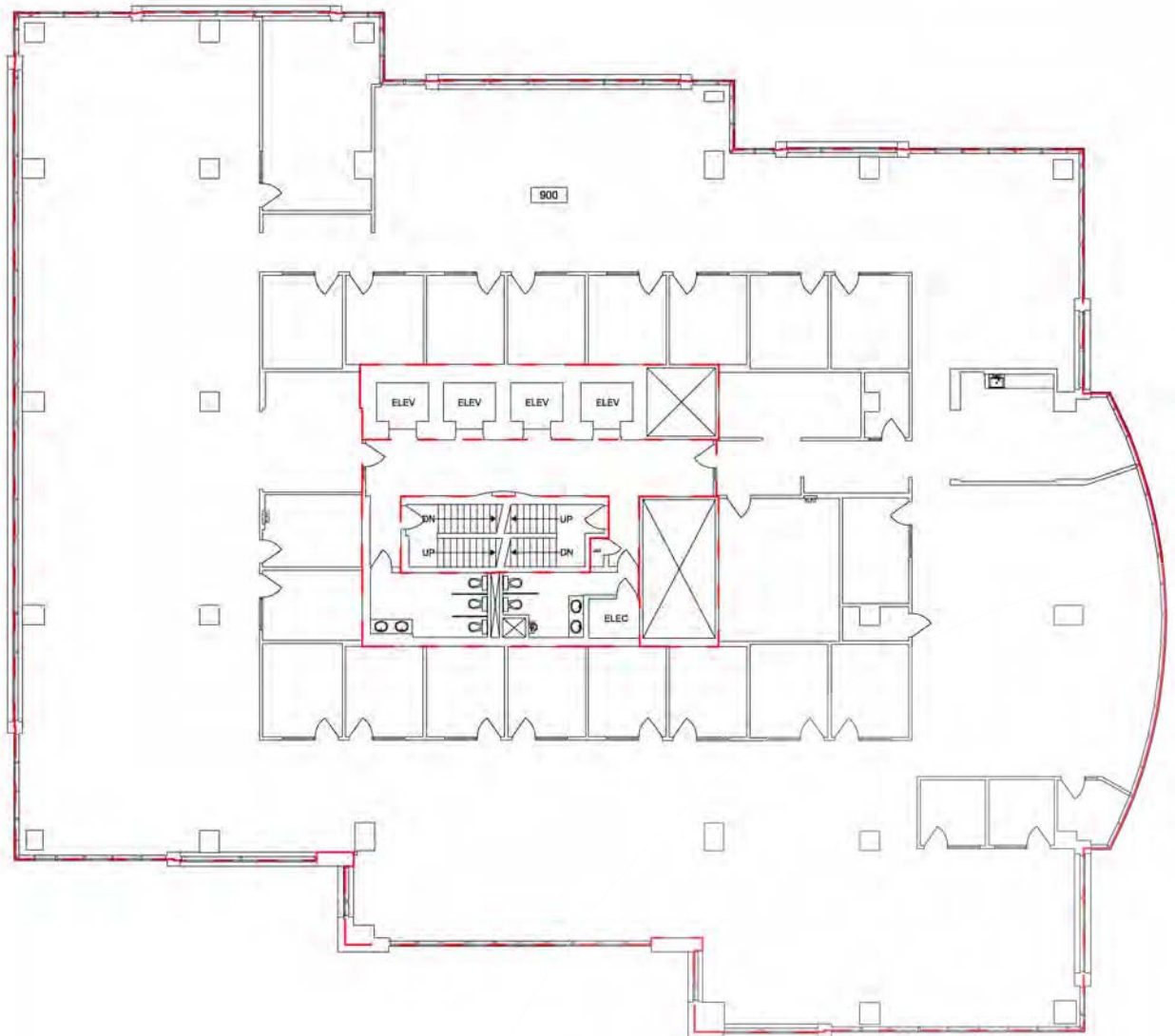


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9th Floor Vacancy

Unit # 900 16,932 SF

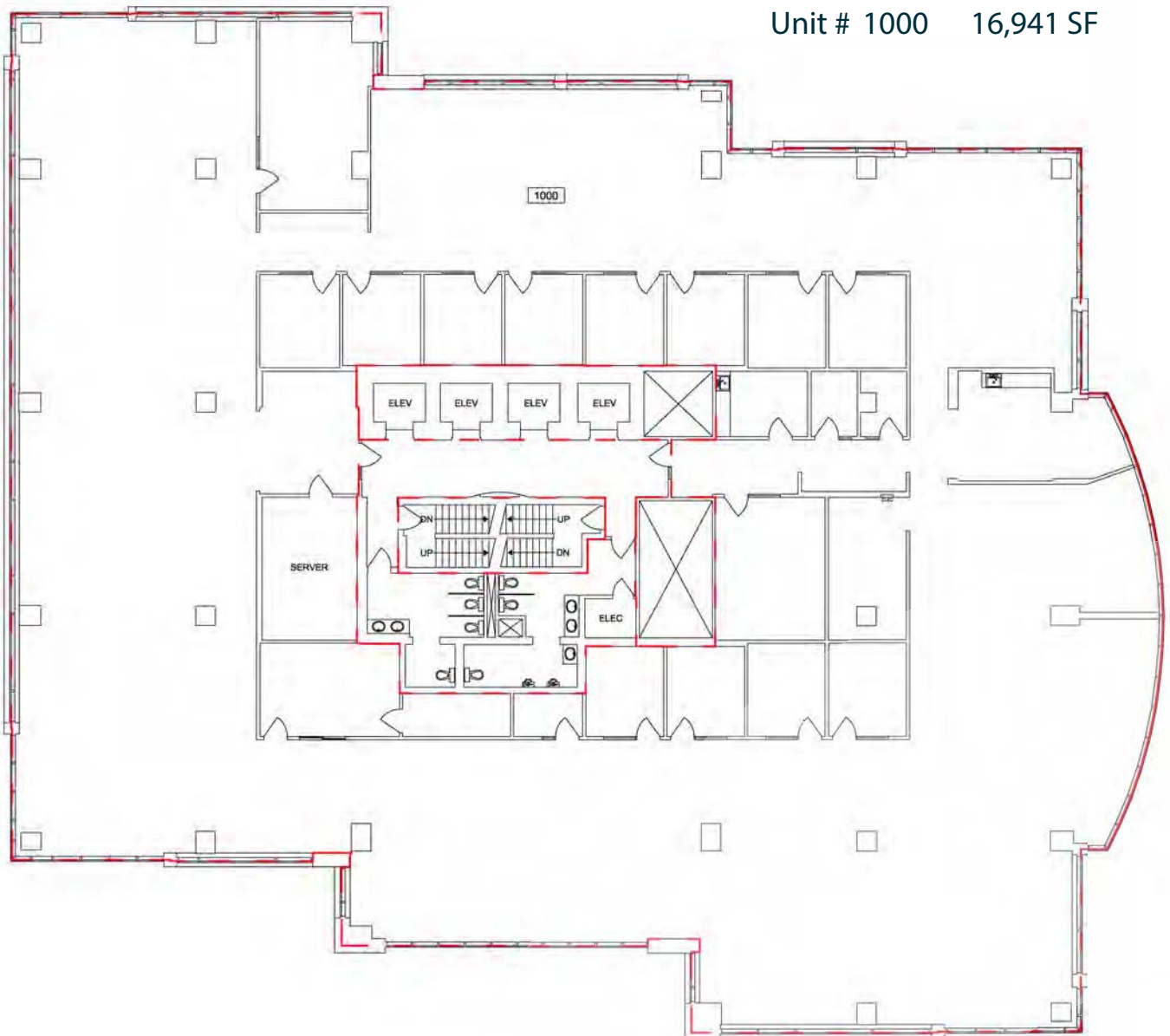


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10th Floor Vacancy

Unit # 1000 16,941 SF



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