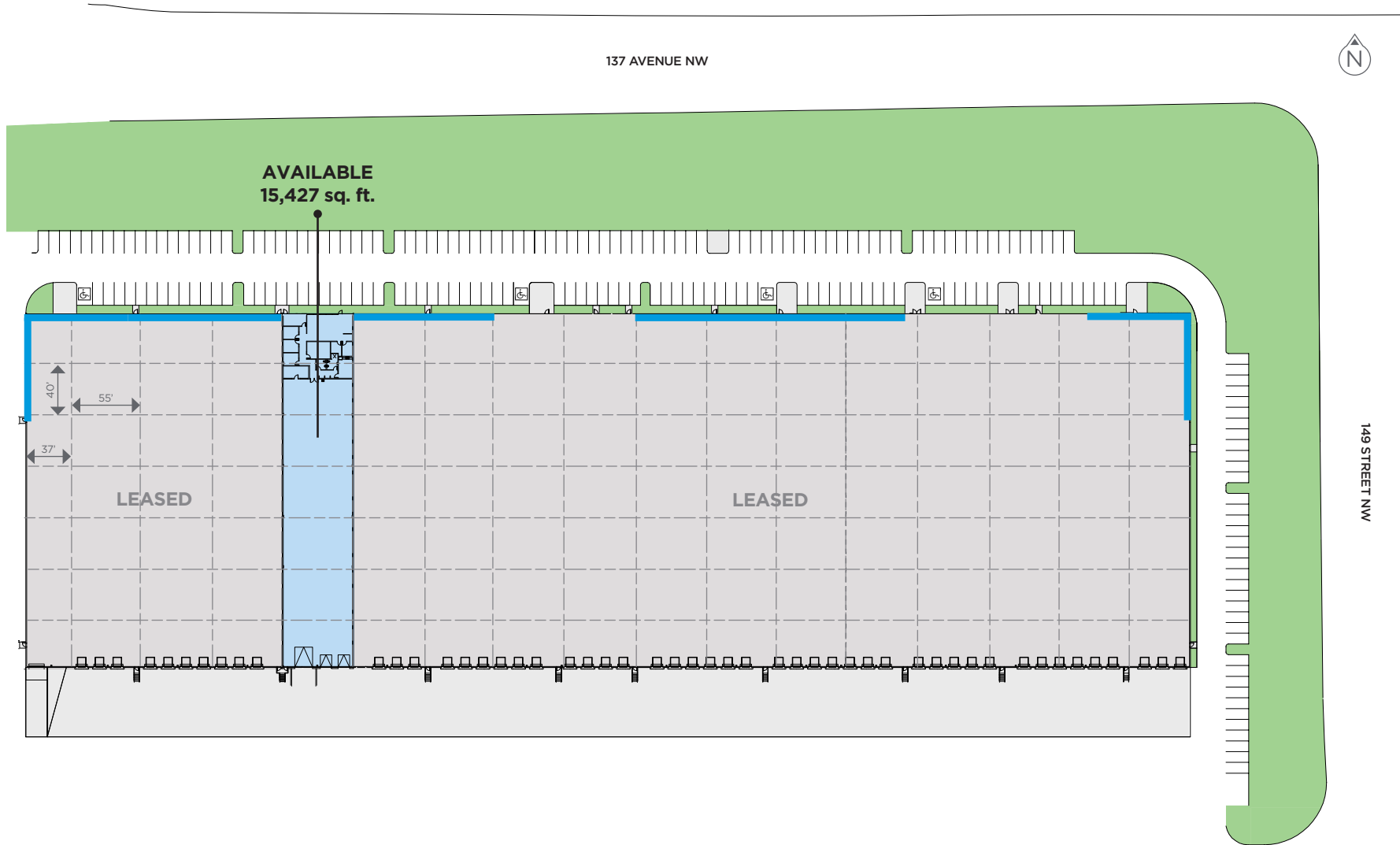


# SITE 1 - BUILDING 2



Blue line indicates extent of storefront glass.

15125 - 137 Avenue NW  
Total Building Area: 256,748 sq. ft.



## FEATURES

- Available immediately
- Operating costs (2022): \$3.92 psf
- +/- 15,427 sq. ft. available space
- +/- 2,845 sq. ft. of built-out office space
- 800 amp, 480 volt
- 28 ft. clear height
- 2 dock doors (9 ft. x 10 ft.)
- 1 ramped drive-in door (12 ft. x 16 ft.)
- T5 high output lighting
- ESFR sprinkler system
- Close proximity to significant amenities and public transportation

# SITE 1 - BUILDING 2





# SITE 1 - BUILDING 2

