

# 107th Avenue Building

17413 107 Avenue | Edmonton, Alberta

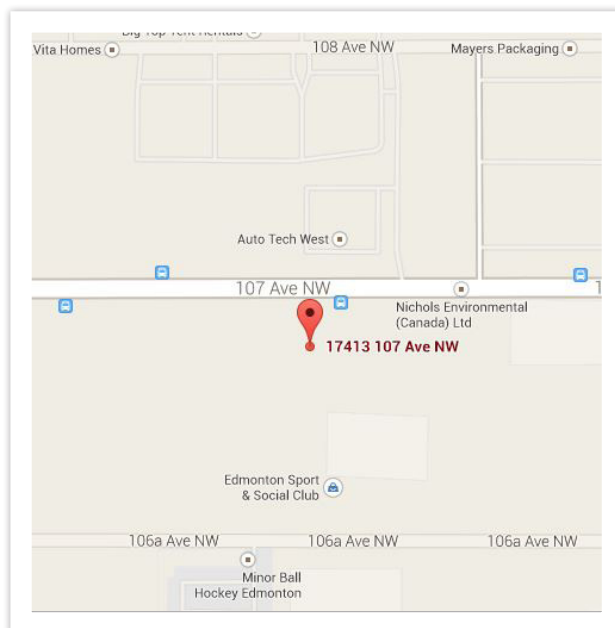
Proudly Owned and Professionally Managed by

**MELCOR** | REIT

## Property Features

- Excellent exposure along 107 Avenue and off 170 Street
- Ease of access and egress
- Ample onsite parking
- Fully leased by single tenant
- Competitive lease rates and operating costs
- Professionally managed by Melcor REIT with signature Customer Care

Intersection	174 Street   107 Avenue
Gross Leasable Area	23,432 sf
Type	Office
Size	1.00 acres
Number of Buildings	1
Floors	2
Floor Plate	11,716 sf
Parking Ratio	4:1,000
Year Built	1980
2019 Operating Cost	\$11.27/sf
Recent Upgrades & Renovations	2010 - Rooftop units and air conditioning replaced 2011 - Roof replacement



## Signature Customer Care

Our goal is to be the Landlord of Choice in our markets by providing outstanding customer care and dependable, high quality service to our clients.

## Hands-on management

Our hands-on, on-site building management delivers exceptional customer care and identifies issues early on for prompt resolution.

## Continuous improvement

We continually improve our assets with value-add investments that enhance quality and the tenant experience while also contributing to sustainability and environmental best practices. We use our intimate knowledge of the buildings we operate to support our capital investment decisions, optimize operating efficiency and continuously improve our buildings for improved client satisfaction.

## Enhancements to improve sustainability

Many of our continuous improvement initiatives focus on sustainability and energy reduction strategies to ensure our buildings are green. We are dedicated to achieving and maintaining BOMA BEST standards where applicable.

## Relationship focused

We have many long-term clients – some who have been with us for over 20 years. We take pride in building strong relationships with our tenants and continually meeting their needs as their businesses evolve.

## Responsive care

Help is always just a phone call or a click away with our customer care phone line and online portal. Contact us at **1-866-MELCOR1** or at [care.melcor.ca](http://care.melcor.ca). We'll respond to you within 30 minutes.

## **MELCOR** | REIT

Suite 900, 10310 Jasper Avenue  
Edmonton, AB T5J 1Y8  
p| 780.423.6931 f| 780.426.1796  
[www.MelcorREIT.ca](http://www.MelcorREIT.ca)

For additional information or a tour, please contact:

Kelsey Bronetto  
780.945.4657