

# FOR LEASE

## CENTRAL OFFICE SPACE

11904-113 Avenue, Edmonton, AB



### HIGHLIGHTS

- 1,819 - 4,844 sq ft (+/-) character office space
- Open high beam ceilings and exposed brick
- Excellent access to Kingsway Avenue, 111 Avenue and St. Albert Trail, minutes from the downtown core
- Building signage opportunities
- Front and street parking

### CONTACT

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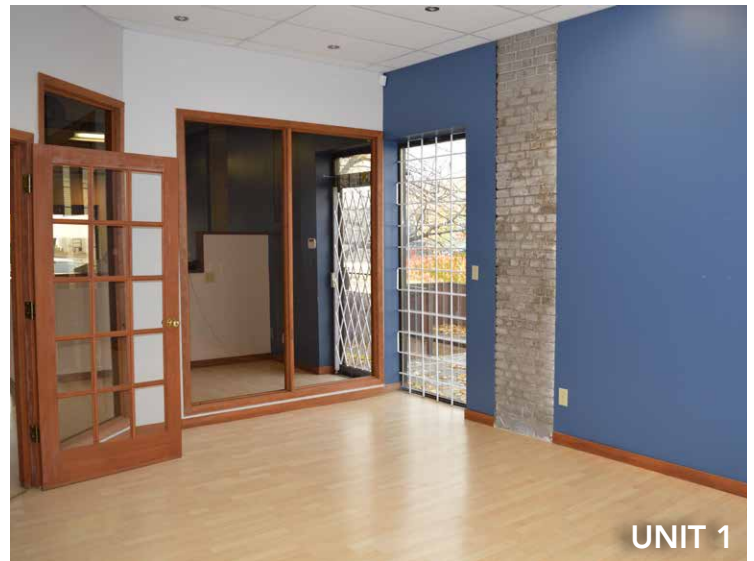
**ROYAL PARK**  
REALTY™

T 780.448.0800 F 780.426.3007  
6940-76 Avenue NW Edmonton, AB T6B 2R2

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## PROPERTY DETAILS

|                   |  |
|-------------------|--|
| MUNICIPAL ADDRESS | 11904-113 Avenue,<br>Edmonton, Alberta |
| LEGAL DESCRIPTION | Plan:1743HW; Block: 193;<br>Lot: B     |
| ZONING            | IM (Medium Industrial)                 |
| TYPE OF SPACE     | Office                                 |
| UNIT 1            | 3,025 sq ft (+/-)                      |
| UNIT 2            | 1,819 sq ft (+/-)                      |
| STORAGE UNIT      | 237 sq ft (+/-)                        |
| HVAC              | Yes                                    |
| PARKING           | Front, street                          |
| SIGNAGE           | Building signage available             |
| TERM              | Five (5) years                         |
| POSSESSION        | Negotiable                             |



## FINANCIALS

|                 |   |
|-----------------|---|
| LEASE RATE      | <del>\$11.00/sq ft</del> <b>\$9.75/sq ft</b>  |
| OPERATING COSTS | \$10.62/sq ft (2017 est. includes taxes, building insurance, property management and utilities) |



## ADDITIONAL INFO

- Unit 1: 6 large offices, boardroom, reception, kitchen, large open area, storage room
- Unit 2: 6 large offices, boardroom, reception, kitchen, storage room
- Ability to combine Unit 1 & 2



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# PROPERTY LOCATION



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