

# FOR LEASE

## 119 STREET CHARACTER OFFICE SPACE

11302-119 Street NW, Edmonton, AB



### HIGHLIGHTS

- 868 sq ft & 1,842 sq ft ± fully built out character office units
- Open high beam ceilings and exposed brick
- Each unit includes executive offices, boardroom, kitchenette and have a shared washroom
- Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more
- Fronting 119 Street with excellent access to Kingsway Avenue, minutes from the downtown core



### CONTACTS

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# FOR LEASE | Unit 6, 11302-119 Street NW, Edmonton, AB

MUNICIPAL ADDRESS	Unit 6, 11302-119 St NW, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 1743HW; Block: 193; Lot: B
ZONING	<a href="#">IM (Medium Industrial)</a>
TYPE OF SPACE	Office
NEIGHBOURHOOD	Prince Rupert
UNIT 6	868 sq ft ±
PARKING	Additional parking available across the street

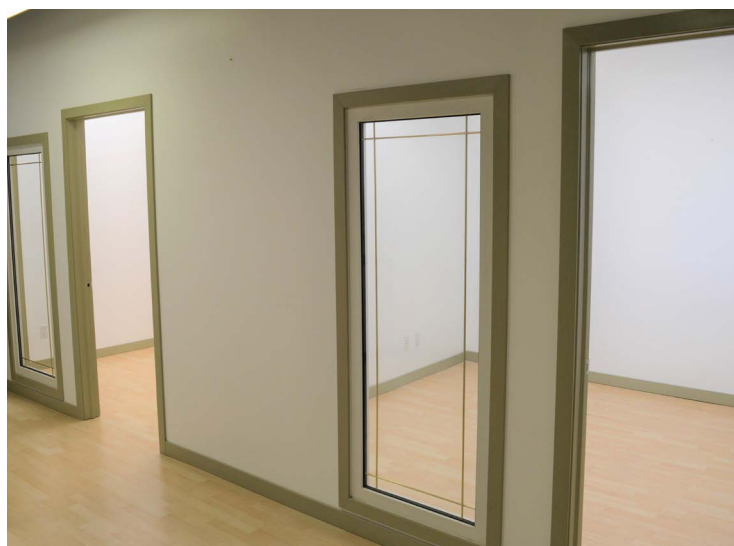
## FINANCIALS

LEASE RATE	<del>\$11.00/sq ft</del> <b>\$9.75/sq ft</b>
OPERATING COSTS	\$10.50/sq ft (est. includes taxes, building insurance, property management and utilities)
TERM	Five (5) Years
POSSESSION	Immediate



## ADDITIONAL HIGHLIGHTS

- **Unit 6** build out includes:
  - 3 offices
  - boardroom
  - kitchenette
  - shared washroom
- Move-in ready
- Separate exterior entrance
- Close proximity to numerous amenities



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# FOR LEASE | Unit 102, 11302-119 Street NW, Edmonton, AB

MUNICIPAL ADDRESS	Unit 102, 11302-119 St NW, Edmonton, Alberta
LEGAL DESCRIPTION	Plan: 1743HW; Block: 193; Lot: B
ZONING	<a href="#">IM (Medium Industrial)</a>
TYPE OF SPACE	Office
NEIGHBOURHOOD	Prince Rupert
UNIT 102	1,842 sq ft ±
PARKING	Additional parking available across the street

## FINANCIALS

LEASE RATE	\$11.75/sq ft
OPERATING COSTS	\$10.50/sq ft (est. includes taxes, building insurance, property management and utilities)
TERM	Five (5) Years
POSSESSION	Immediate



## ADDITIONAL HIGHLIGHTS

- **Unit 102** build out includes:
  - 5 offices
  - boardroom
  - kitchenette
  - shared washroom
- Move-in ready
- Separate exterior entrance
- Close proximity to numerous amenities



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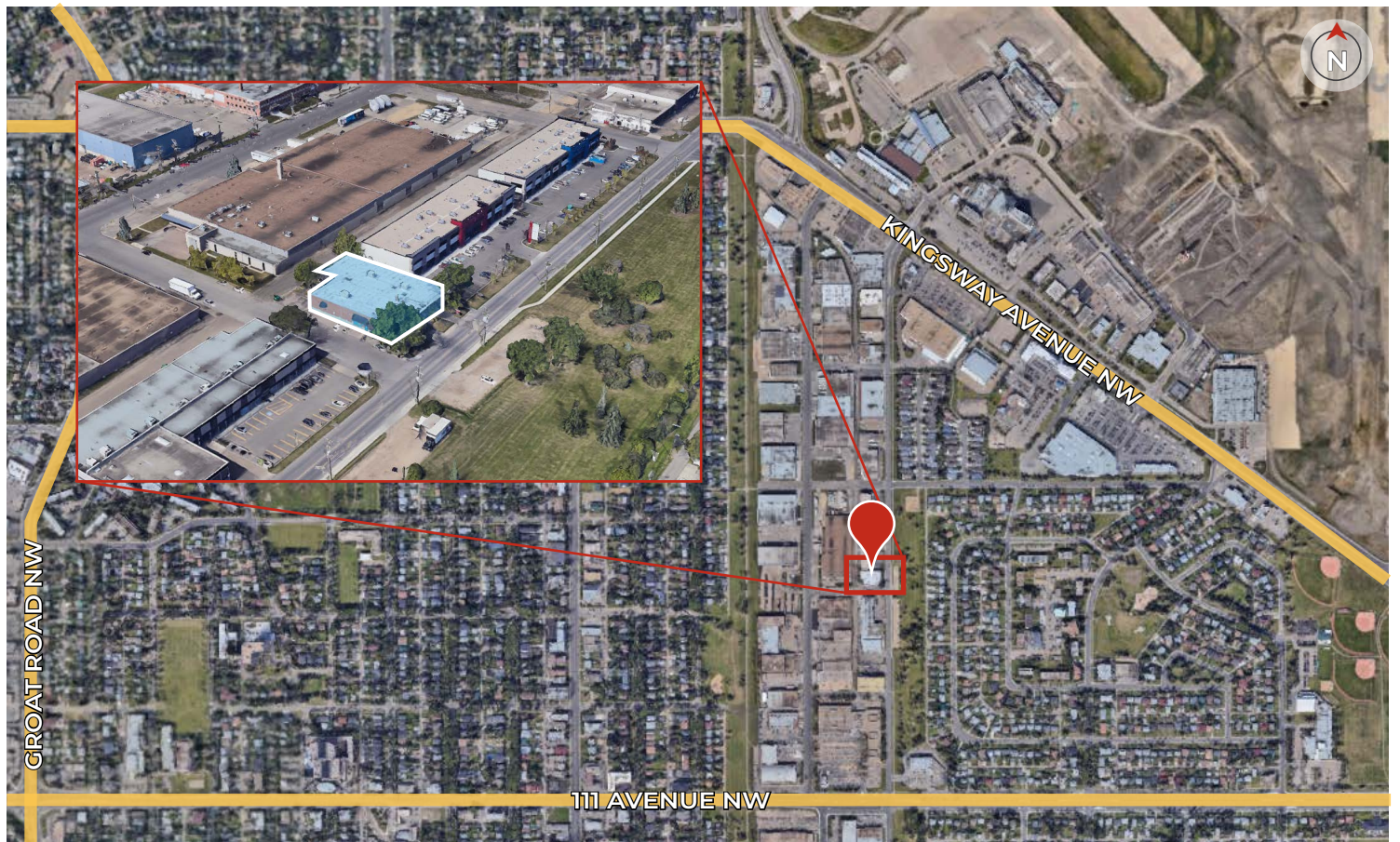
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**FOR LEASE** | Unit 102, 11302-119 Street NW, Edmonton, AB



## PROPERTY LOCATION

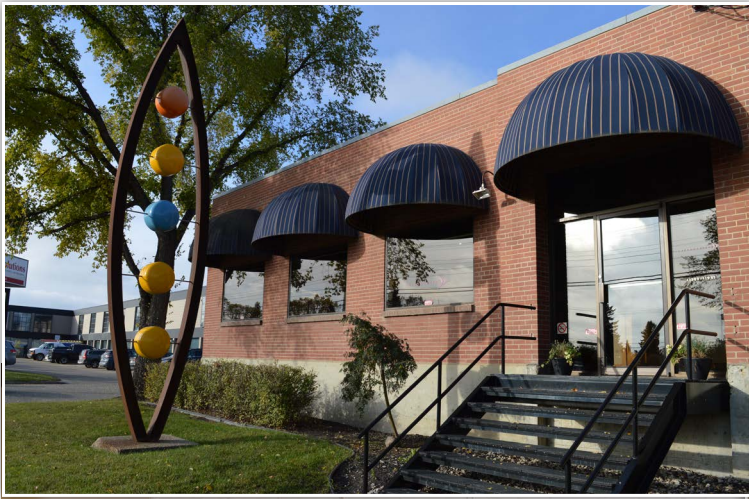


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*Quality Based on **Results**, Not **Promises**.*

## Contact Us For More Information

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