# FOR LEASE

# CENTRAL OFFICE SPACE

11904-113 Avenue, Edmonton, AB



#### HIGHLIGHTS

- 2,412 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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#### **PROPERTY DETAILS**

MUNICIPAL ADDRESS	11904-113 Avenue, Edmonton, Alberta
LEGAL DESCRIPTION	Plan:1743HW; Block: 193; Lot: B
ZONING	IM (Medium Industrial)
TYPE OF SPACE	Office
UNIT 1	2,412 sq ft (+/-)
	(final measurements TBC)
HVAC	Yes
PARKING	Front, street
SIGNAGE	Building signage available
TERM	Five (5) years
POSSESSION	Negotiable
UNIT 1 HVAC PARKING SIGNAGE TERM	2,412 sq ft (+/-) (final measurements TBC) Yes Front, street Building signage available Five (5) years





## FINANCIALS

LEASE RATE OPERATING COSTS **\$11.00/sq ft \$9.75/sq ft** \$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, common washrooms

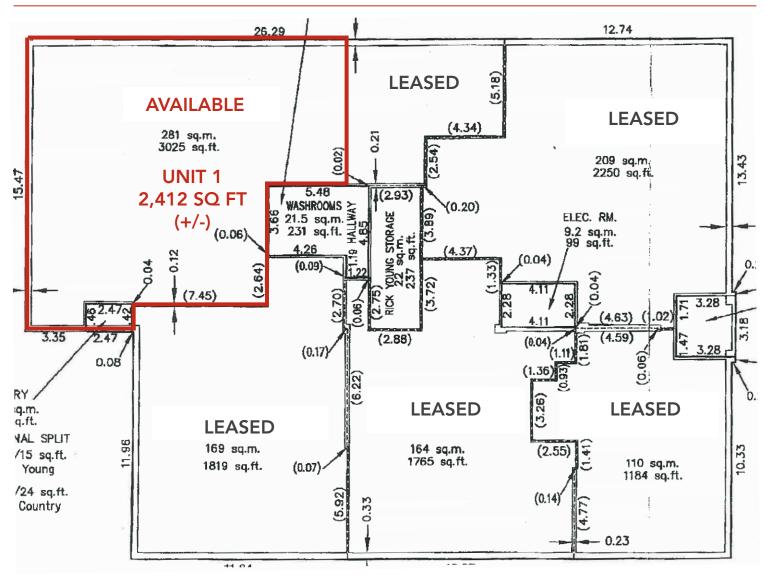




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#### MAIN FLOOR PLAN

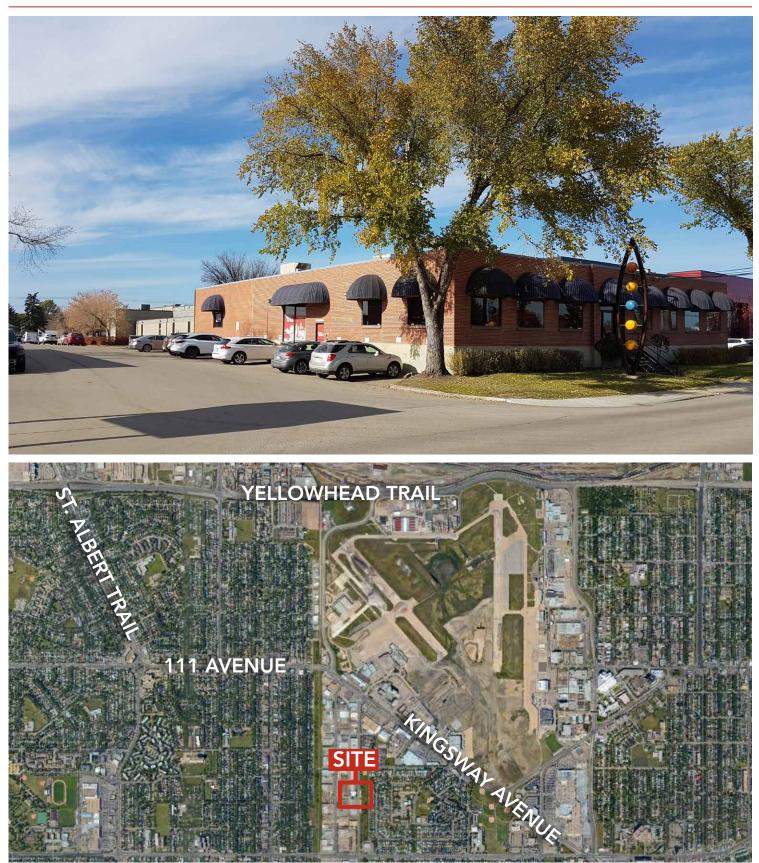




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**PROPERTY LOCATION** 





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