

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

JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

SCOTT ENDRES

Director, Associate

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

ERIC STANG

Director, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

JOANNA LEWIS

Associate

T 780.423.7580

C 780.999.9642

joanna@royalparkrealty.com

TYLER WEIMAN

Associate

T 780.423.7578

C 780.995.0028

tyler@royalparkrealty.com



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

royalparkrealty.com

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



FINANCIALS

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



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PROPERTY LOCATION



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