

# FOR LEASE

## DOUBLE L INDUSTRIAL OFFICE

8917 13 Street, Strathcona County, AB



### HIGHLIGHTS

- 4,945 sq ft (+/-) of second floor office space off 17<sup>th</sup> Street in Strathcona County, Alberta
- Built in 2010 with executive offices and high-utility shop and yard
- Second floor office has a separate entrance, 5 offices, boardroom, admin area, 2 washrooms and a large training or storage area
- Shared use of washbay possible
- Some yard storage possible

### CONTACT

**THOMAS BRAUN** MBA

Partner, Associate

T 780.423.7575 C 780.690.8353

thomas@royalparkrealty.com



**360°  
VIRTUAL TOUR**



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## PROPERTY DETAILS

ADDRESS	8917 - 13 Street, Strathcona County AB
LEGAL DESCRIPTION	Plan 0929691; Block 2; Lot 16
ZONING	IM - Medium Industrial
BUILT	2010
SITE SIZE	2.5 AC (+/-)
CONSTRUCTION TYPE	Steel frame and metal clad
AVAILABLE SIZE	4,945 sq ft (+/-)
YARD IMPROVEMENTS	Fenced and gated, gravel or asphalt storage may be available at an additional cost

## FINANCIALS

**LEASE RATE: \$12.00/sq ft/yr  
(net)**

**OP COSTS: \$3.50/sq ft/yr**

**UTILITIES: Proportionate  
share (\$1.50/sq ft/yr est)**



ADMIN AREA WITH DOCUMENT PREPARATION

## OFFICE DETAILS AND PHOTOS

AREA AVAILABLE	4,945 sq ft +/- (Second Floor)
CEILING HEIGHT	8" (TBC)
HEATING & COOLING	Rooftop HVAC
LIGHTING	Fluorescent
LAYOUT	(5) offices, (1) boardroom, (1) admin area, (2) washrooms, (1) large storage or training room



BOARDROOM OR LUNCHROOM WITH KITCHENETTE



CARPET TILE AND EXECUTIVE FINISHING



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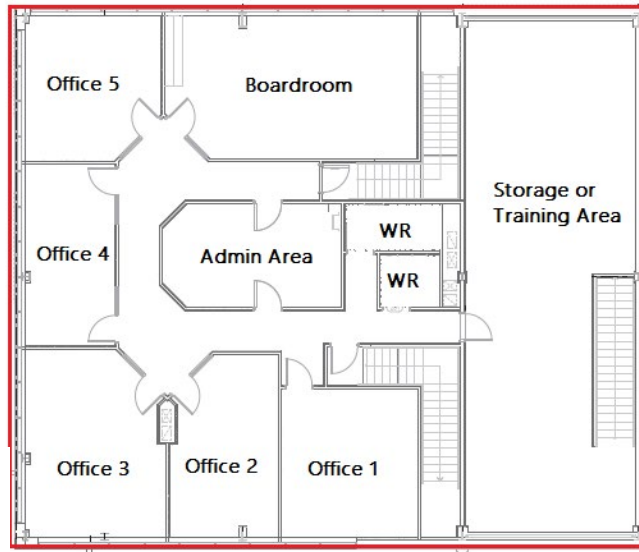
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# OUTDOOR PHOTOS



## FLOOR PLAN (exact layout to be confirmed by buyer)

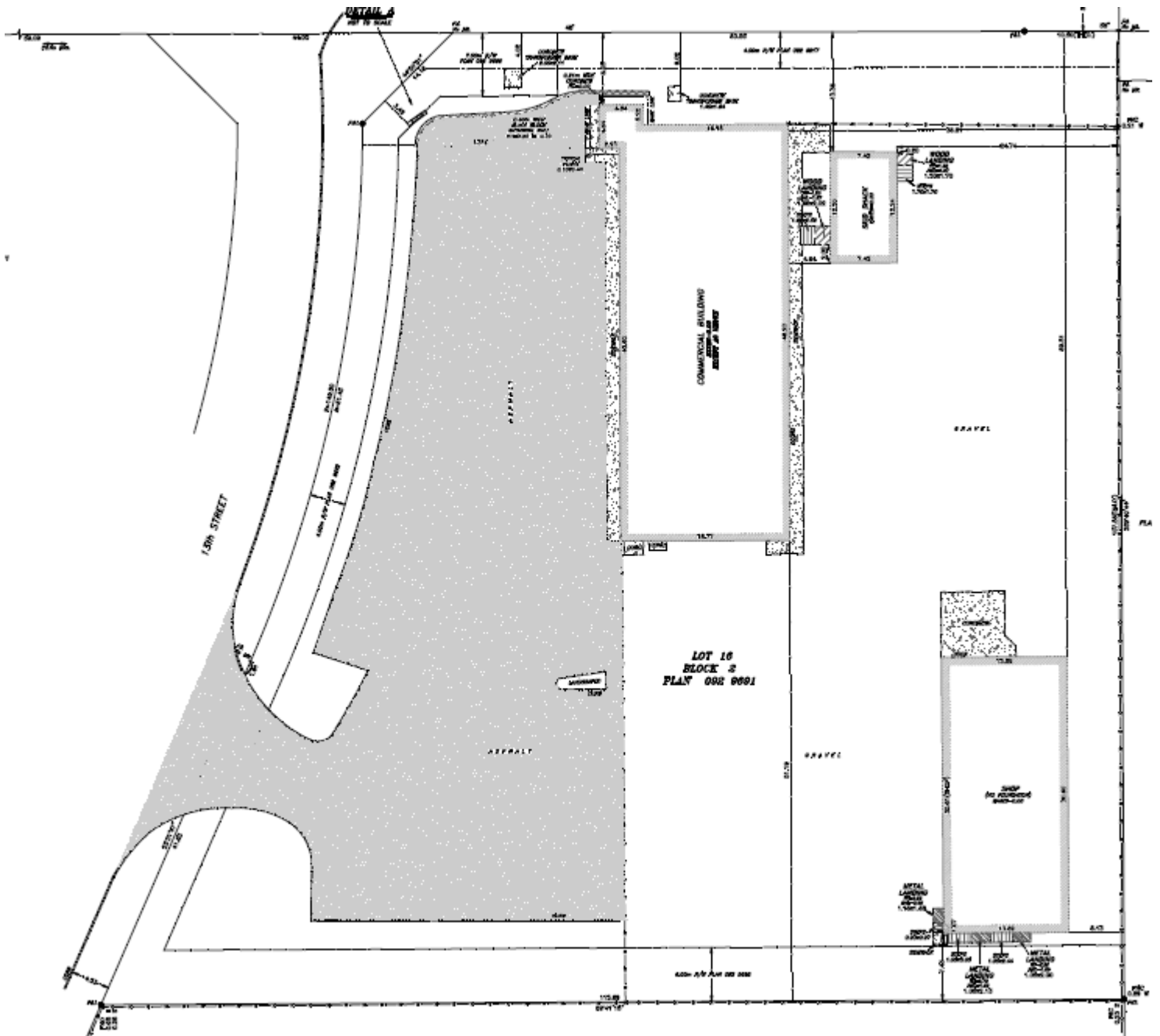


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# SITE PLAN (exact layout to be confirmed by buyer)



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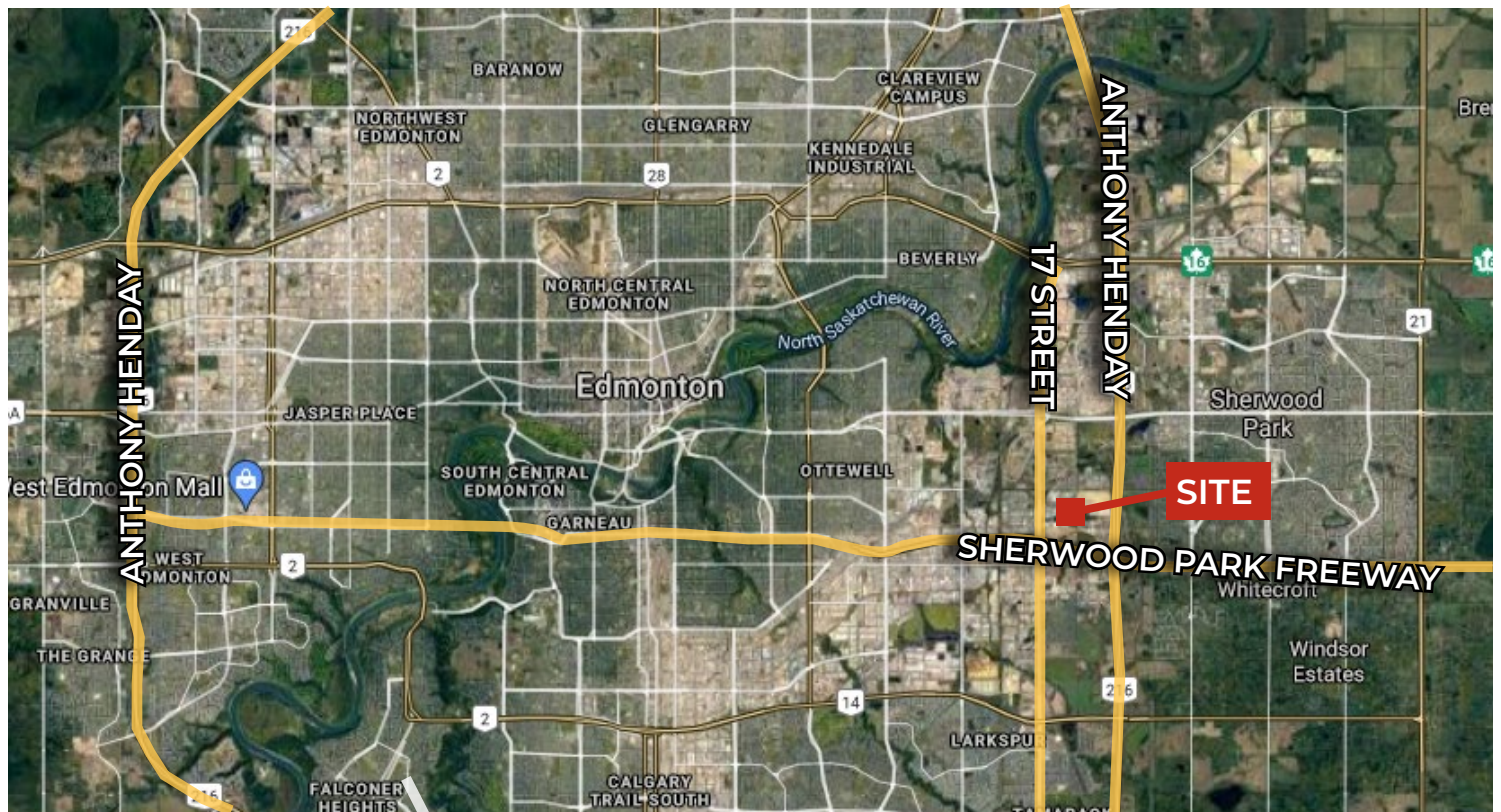
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# LOCAL MAP



# REGIONAL MAP



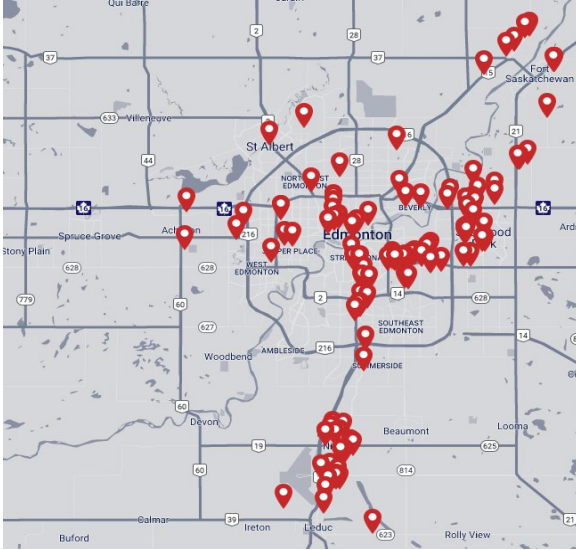
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.



## ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## THOMAS BRAUN Partner/Associate, MBA - BIO



Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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