

FOR LEASE

119 STREET CHARACTER OFFICE SPACE

11302-119 Street NW, Edmonton, AB



HIGHLIGHTS

- 1,842 ft ± fully built out character office unit
- Open high beam ceilings and exposed brick
- Includes executive offices, boardroom, kitchenette and a shared washroom
- Ideal for many professional users including accountants, lawyers, consulting firms, administrative and more
- Fronting 119 Street with excellent access to Kingsway Avenue and minutes to the downtown core

CONTACTS

JOEL WOLSKI

Director, Associate

C 780.904.5630

joel@royalparkrealty.com

SCOTT ENDRES

Partner, Broker

C 780.720.6541

scott@royalparkrealty.com



360°
VIRTUAL TOUR



ROYAL PARK
REALTY™

T 780.448.0800 F 780.426.3007
#201, 9038-51 Avenue, Edmonton, AB T6E 5X4

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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	IM (Medium Industrial)
TYPE OF SPACE	Office
NEIGHBOURHOOD	Prince Rupert
UNIT 1	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

- Build out includes 5 offices, boardroom, kitchenette, and shared washroom
- Move-in ready
- Separate exterior entrance
- Close proximity to numerous amenities



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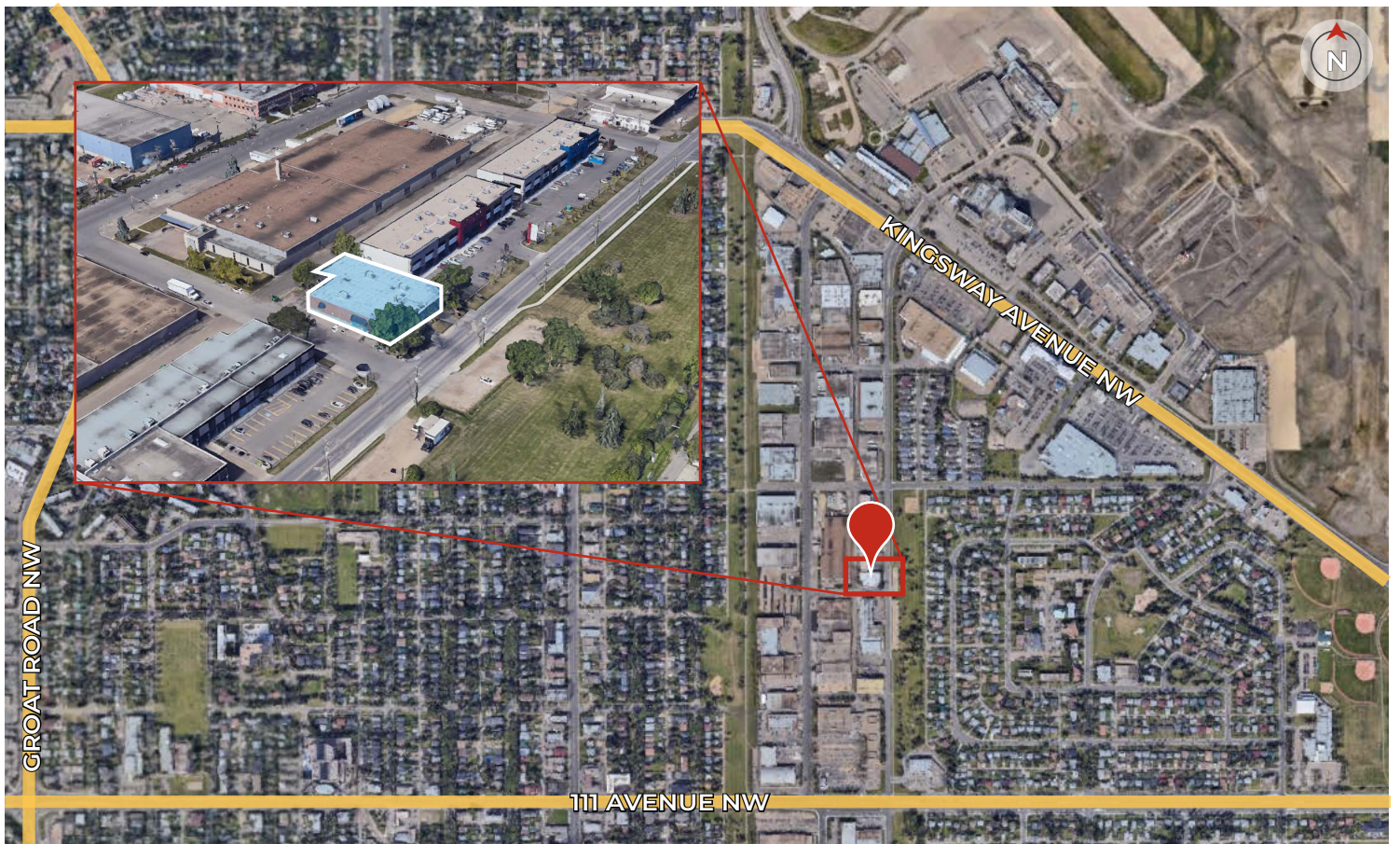
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Character move-in ready office space in central Edmonton



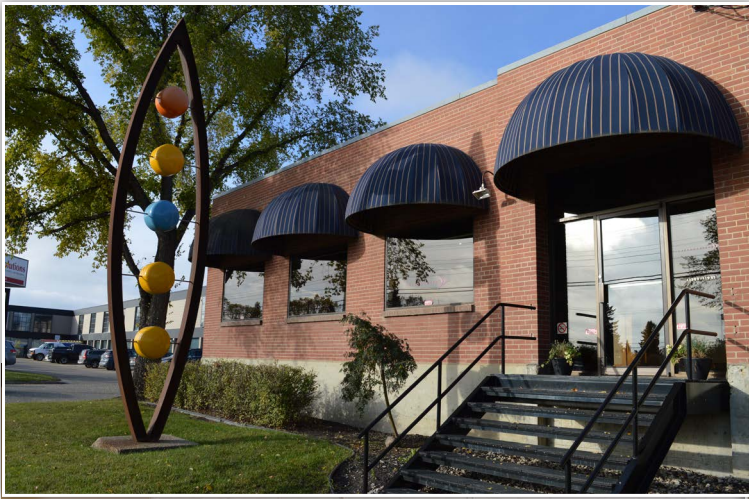
PROPERTY LOCATION



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

Contact Us For More Information



JOEL WOLSKI

Director, Associate

C 780.904.5630

T 780.423.7599

joel@royalparkrealty.com



SCOTT ENDRES

Partner, Broker

C 780.720.6541

T 780.423.7588

scott@royalparkrealty.com



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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.