

# FOR LEASE

## 119 STREET CHARACTER OFFICE SPACE

11302-119 Street NW, Edmonton, AB



868 & 1842 SF OFFICE SPACE  
**FOR LEASE**  
780-448-0800  
royalparkrealty.com ROYAL PARK REALTY

### HIGHLIGHTS

- 2,320 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

#### JOEL WOLSKI

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#### SCOTT ENDRES

Partner, Broker

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360°

VIRTUAL TOUR



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com



**For Lease |** Unit 1, 11302 109 Street NW, Edmonton, AB



## Details & Financials

|                   |  |
|-------------------|--|
| MUNICIPAL ADDRESS | Unit 1, 11302-119 St NW,<br>Edmonton, Alberta  |
| LEGAL DESCRIPTION | Plan: 1743HW; Block: 193;<br>Lot: B  |
| ZONING            | <a href="#">IM (Medium Industrial)</a>   |
| TYPE OF SPACE     | Office   |
| NEIGHBOURHOOD     | Prince Rupert  |
| UNIT 1            | 2,320 sq ft ±  |
| PARKING           | Additional parking available<br>across the street  |
| LEASE RATE        | <del>\$11.75/sq ft</del> \$11.00/sq ft   |
| OPERATING COSTS   | \$10.50/sq ft (est. includes taxes,<br>building insurance, property<br>management and utilities) |
| TERM              | Five (5) Years   |
| POSSESSION        | Immediate  |

## Additional information

- Build out includes reception area, 4 executive offices, large boardroom, open work space, and 2 washrooms
- Move-in ready
- Close proximity to numerous amenities



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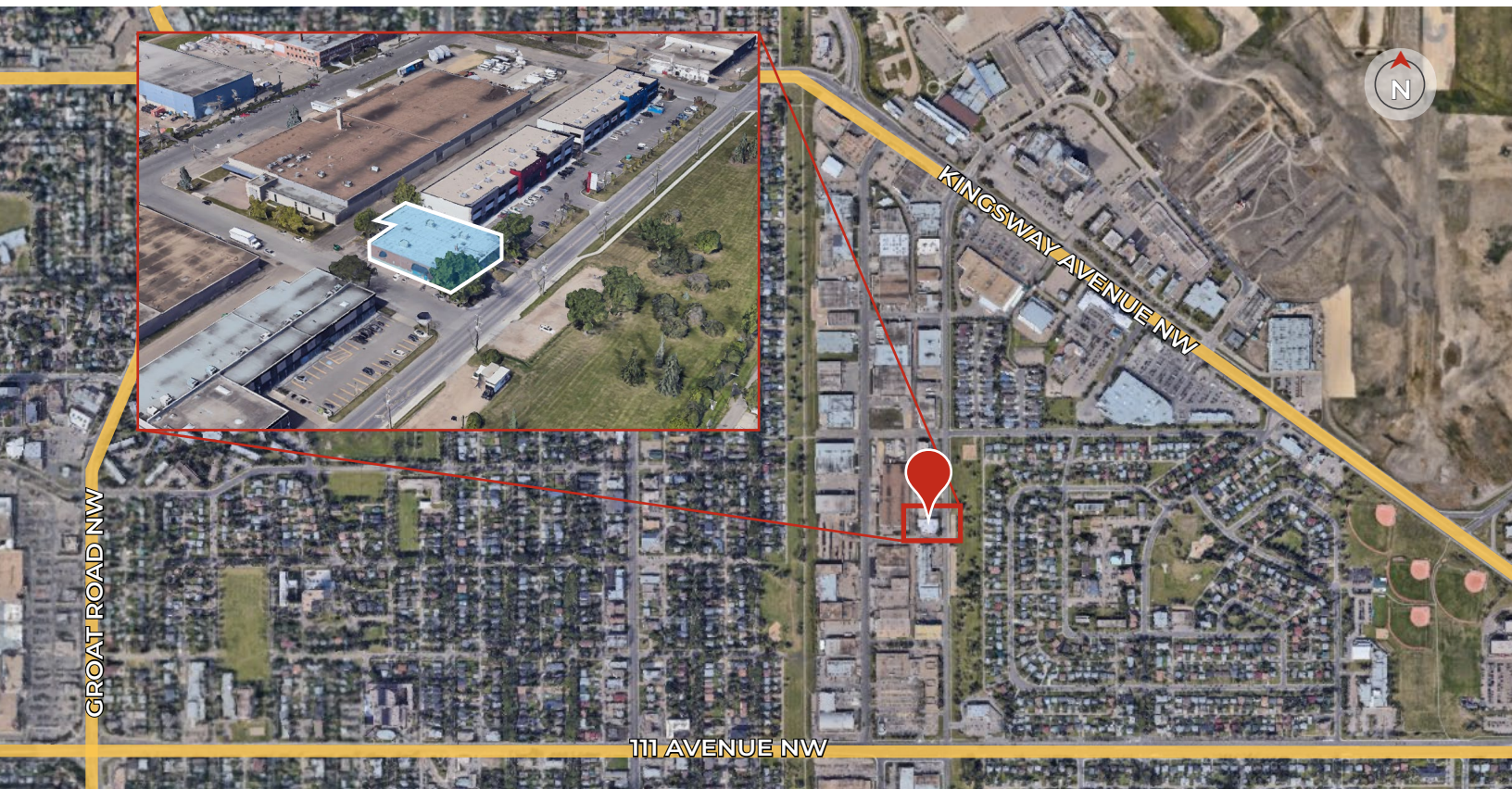
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## Character, Move-in Ready Office Space in Central Edmonton



## Property Location



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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 The offering may be withdrawn at any time without notice or cause.





## Contact Us For More Information



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