

FOR LEASE

119 STREET CHARACTER OFFICE SPACE

Unit 102, 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

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360°

VIRTUAL TOUR



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

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For Lease | Unit 102, 11302 109 Street NW, Edmonton, AB



Property Details & Financials

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
LEASE RATE	\$11.75/sq ft \$11.00/sq ft
OPERATING COSTS	\$10.50/sq ft (est. includes taxes, building insurance, property management and utilities)
TERM	Five (5) Years
POSSESSION	Immediate

Additional information

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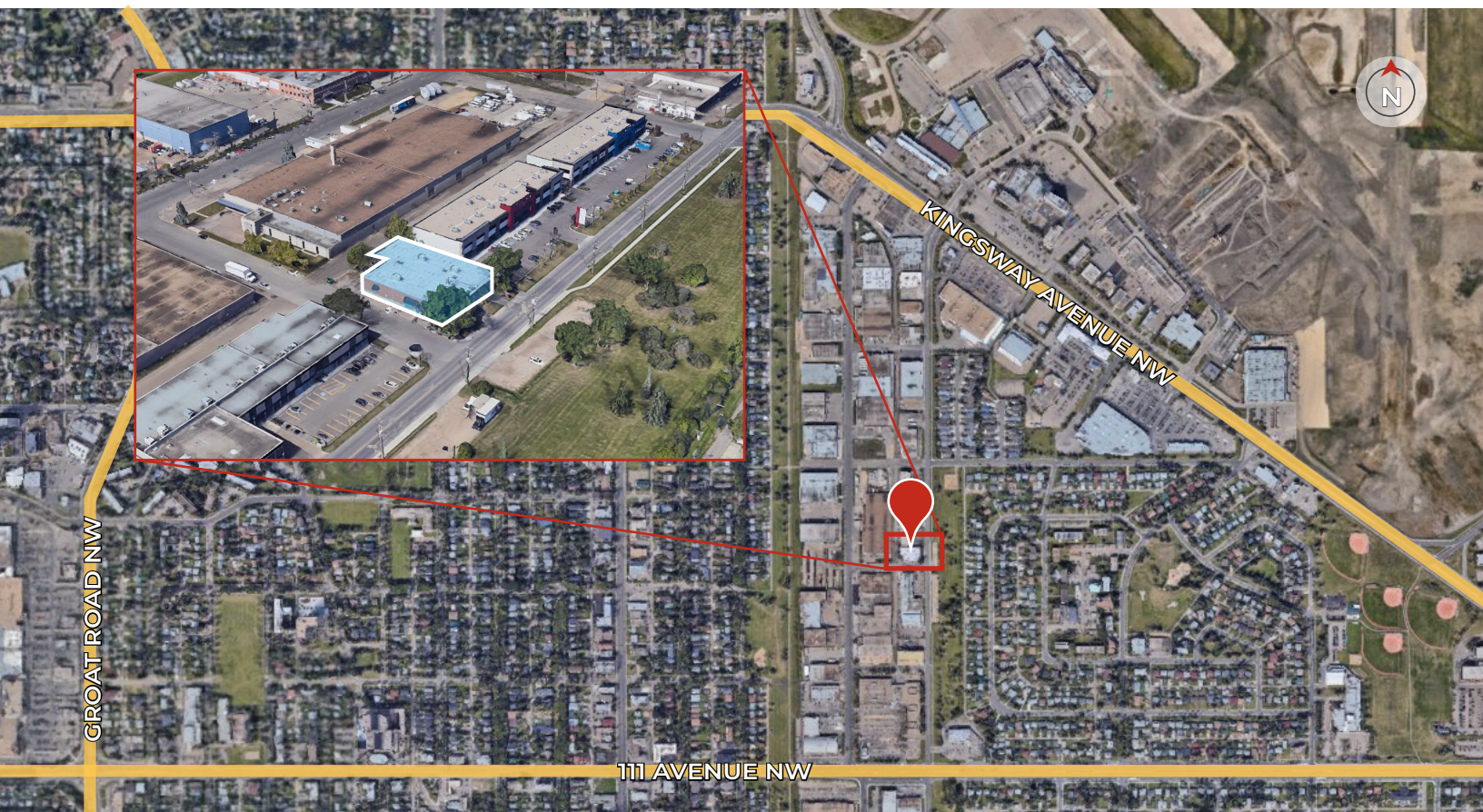
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Character, Move-in Ready Office Space in Central Edmonton



Property Location



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 The offering may be withdrawn at any time without notice or cause.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