

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

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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 | 11302 109 Street NW, Edmonton, AB



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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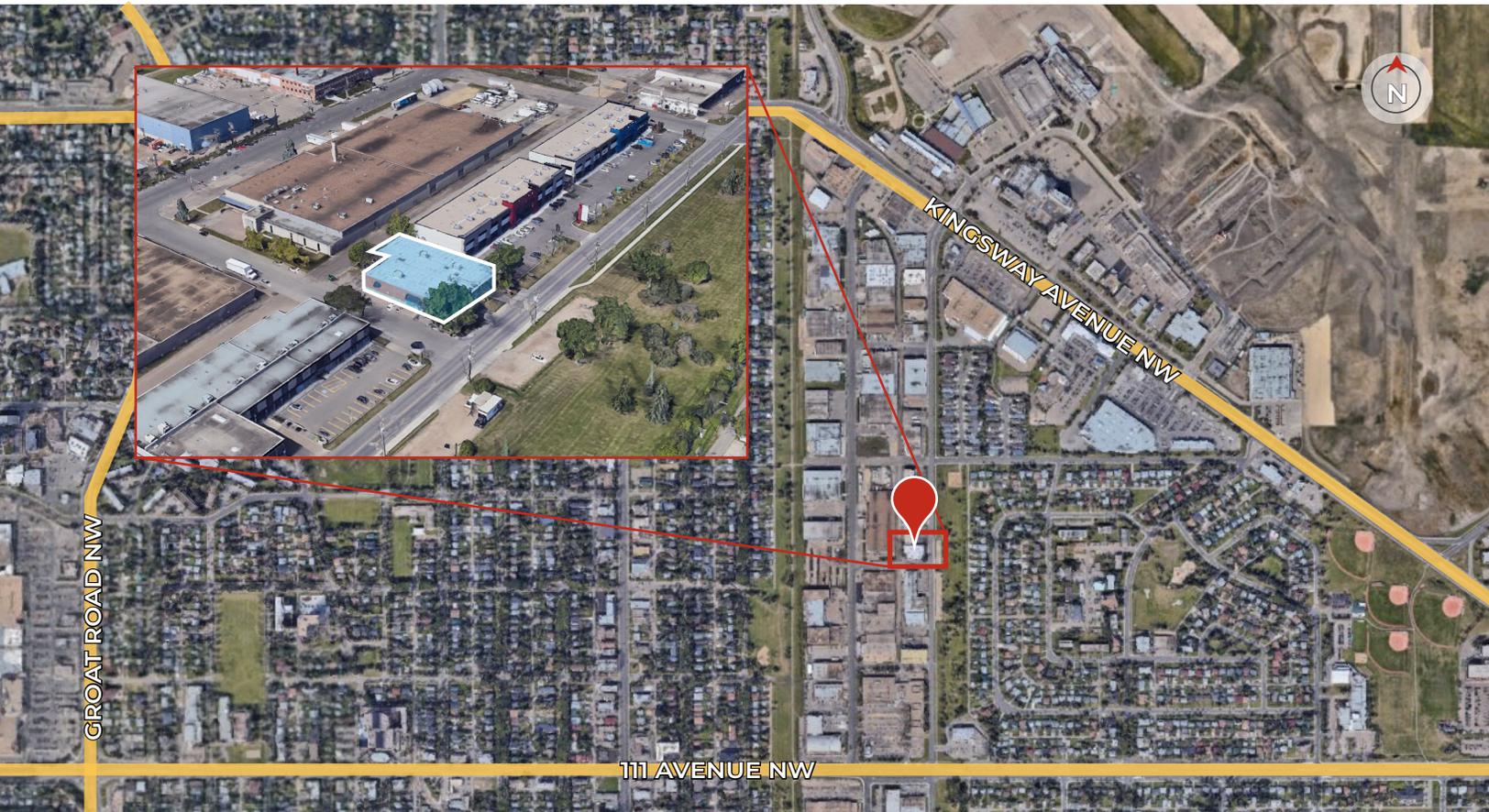
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Character, Move-in Ready Office Space in Central Edmonton



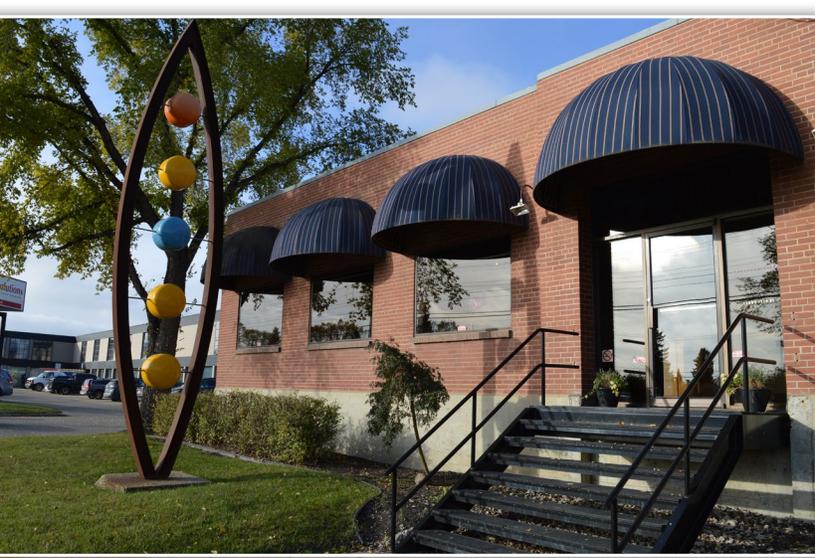
Property Location



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Contact Us For More Information



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