

# 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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**REALTY™**

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

[royalparkrealty.com](http://royalparkrealty.com)



**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	<a href="#">IM (Medium Industrial)</a>
TYPE OF SPACE	Office
NEIGHBOURHOOD	Prince Rupert
UNIT 1	1,842 sq ft ±
PARKING	Additional parking available across the street
LEASE RATE	<del>\$11.75/sq ft</del> \$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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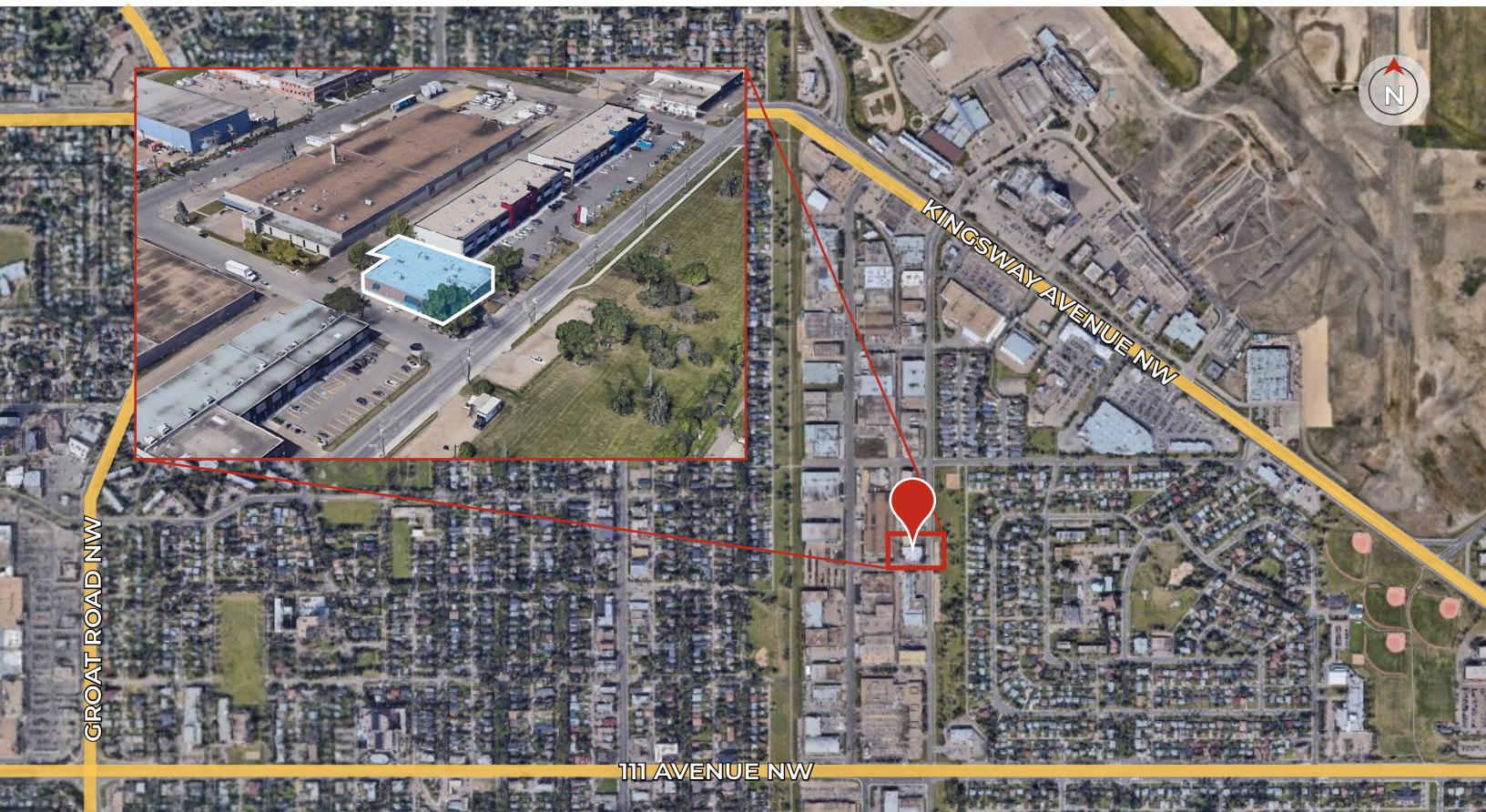
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## Character, Move-in Ready Office Space in Central Edmonton



## Property Location



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## Contact Us For More Information



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