

# FOR LEASE

## OFFICE SPACE IN UNITED BUILDING

10650 - 113 St. NW, Edmonton AB



### HIGHLIGHTS

- 3,300 sq ft ± of bright, hip and modern tech-like offices in central Edmonton
- Located on 107 Avenue, 5 minutes from Brewery District
- Layout includes (6) offices, (1) kitchen, (1) boardroom, (1) creative / lounge area (2) bullpen / open areas, (2) dedicated washrooms and simple, out-front parking
- Building is geared towards tech and incubator-like companies and startups
- Gross monthly rent is \$4,300.00/month\* (based on basic plus additional rent)

### CONTACT

**THOMAS BRAUN** MBA  
Partner, Associate  
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**ROYAL PARK**  
REALTY™

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

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 The offering may be withdrawn at any time without notice or cause.



## PHOTOS



BOARDROOM WIRED FOR TECH WITH STORAGE



RECEPTION/CREATIVE AREA



OPEN TEAM WORK STATIONS



LOTS OF GLASS THROUGHOUT FOR OPEN, BRIGHT MODERN FEEL



MODERN FULLY EQUIPED AND PRIVATE KITCHEN



SUBGRADE IS ONE FLIGHT OF STAIRS DOWN



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## PROPERTY DETAILS

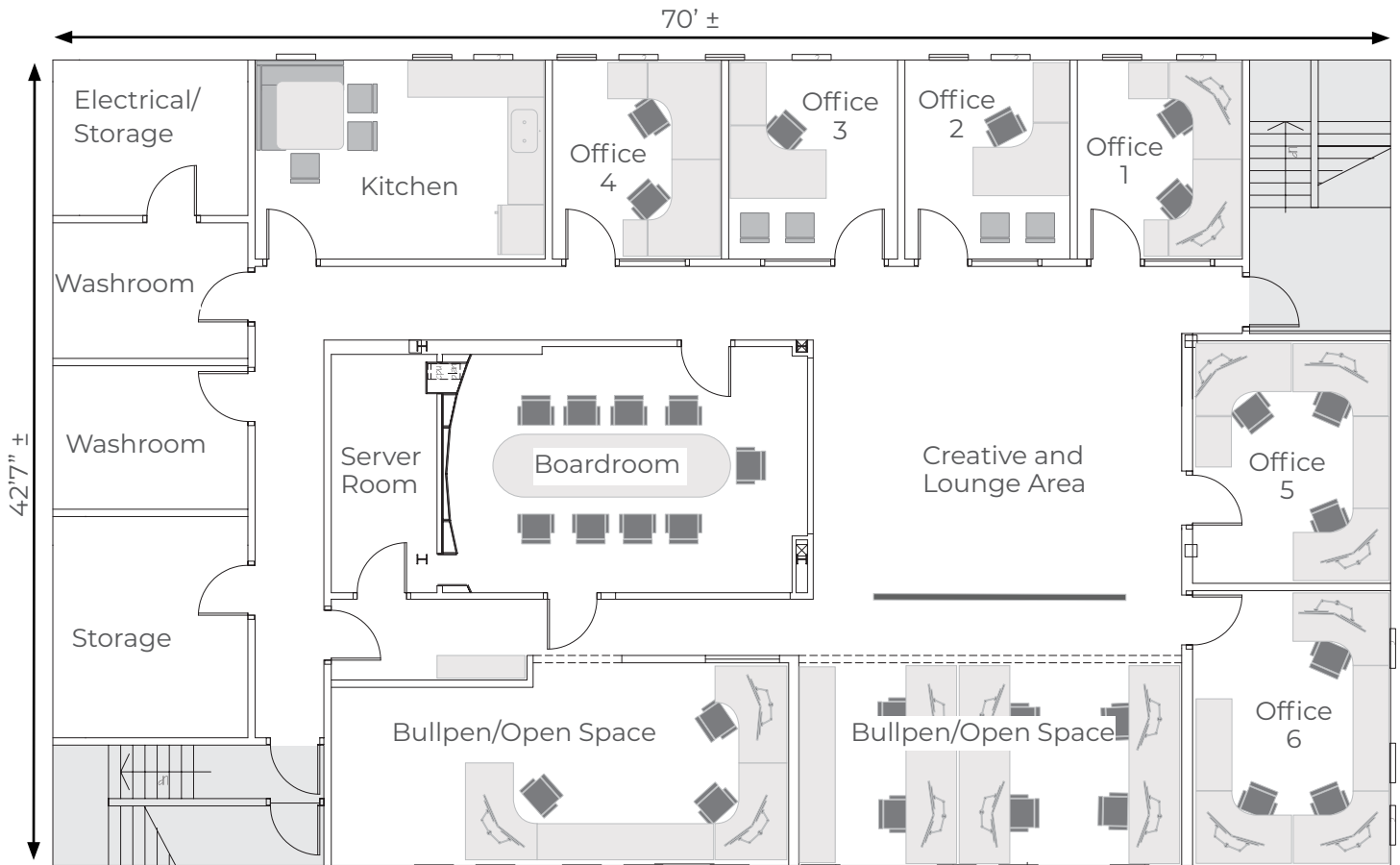
ADDRESS	10650 113 St NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: B4; Block: 13; Lot: 225
SIZE	3,300 sq ft $\pm$ of office, subgrade
HEATING/COOLING	Forced air and A/C (TBC)
LIGHTING	LED and fluorescent
SIGNAGE	Building signage negotiable
CEILING HEIGHT	7'11" clear
INTERNET	Shaw High Speed

## FINANCIALS

LEASE RATE	\$7.99/sq ft*
OP COSTS	\$7.50/sq ft (YE 2025)
POSSESSION	30 days negotiable

\* Escalations of \$0.50/sq ft  $\pm$  applicable

## FLOOR PLAN (For illustration purposes only. Exact measurements and layout to be confirmed by tenant)



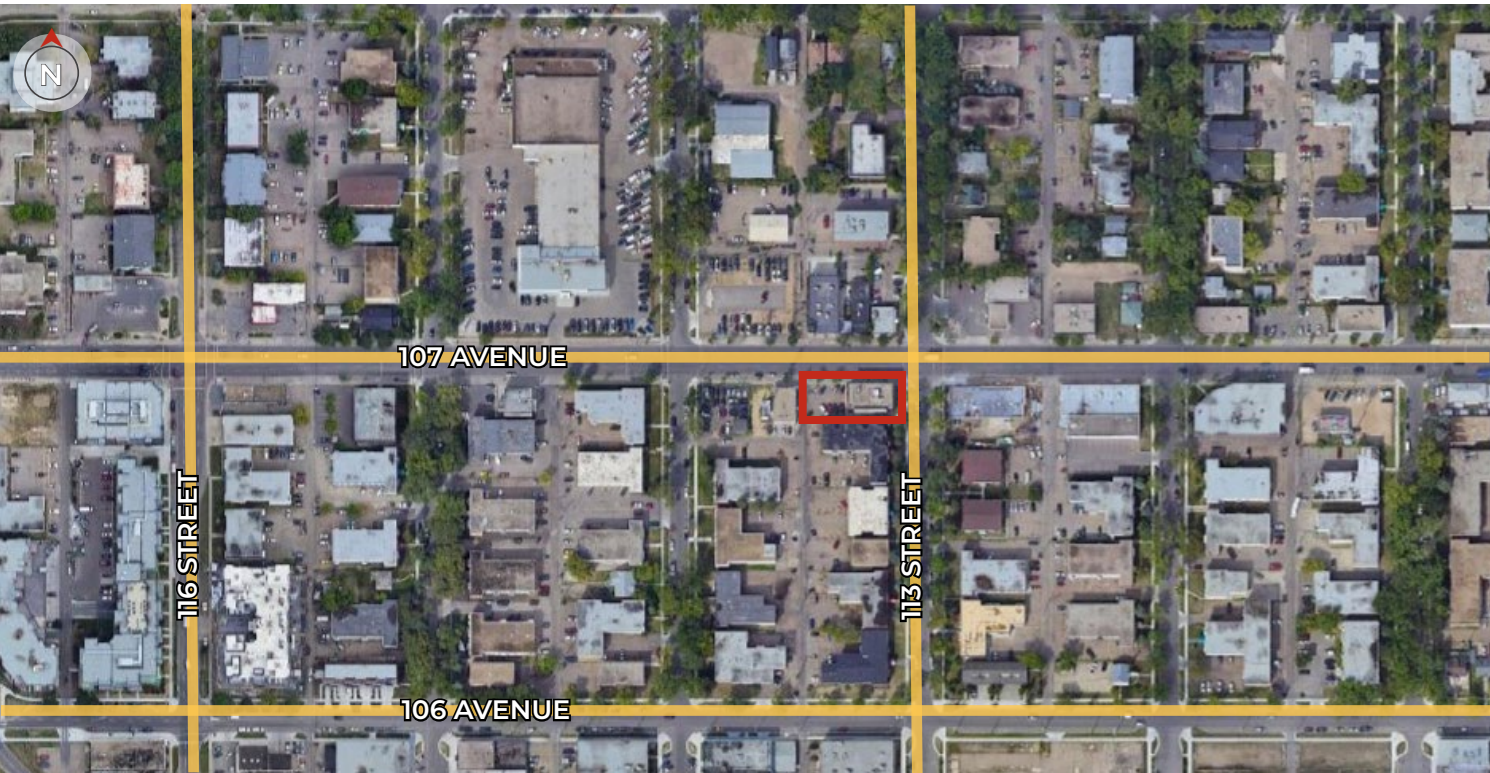
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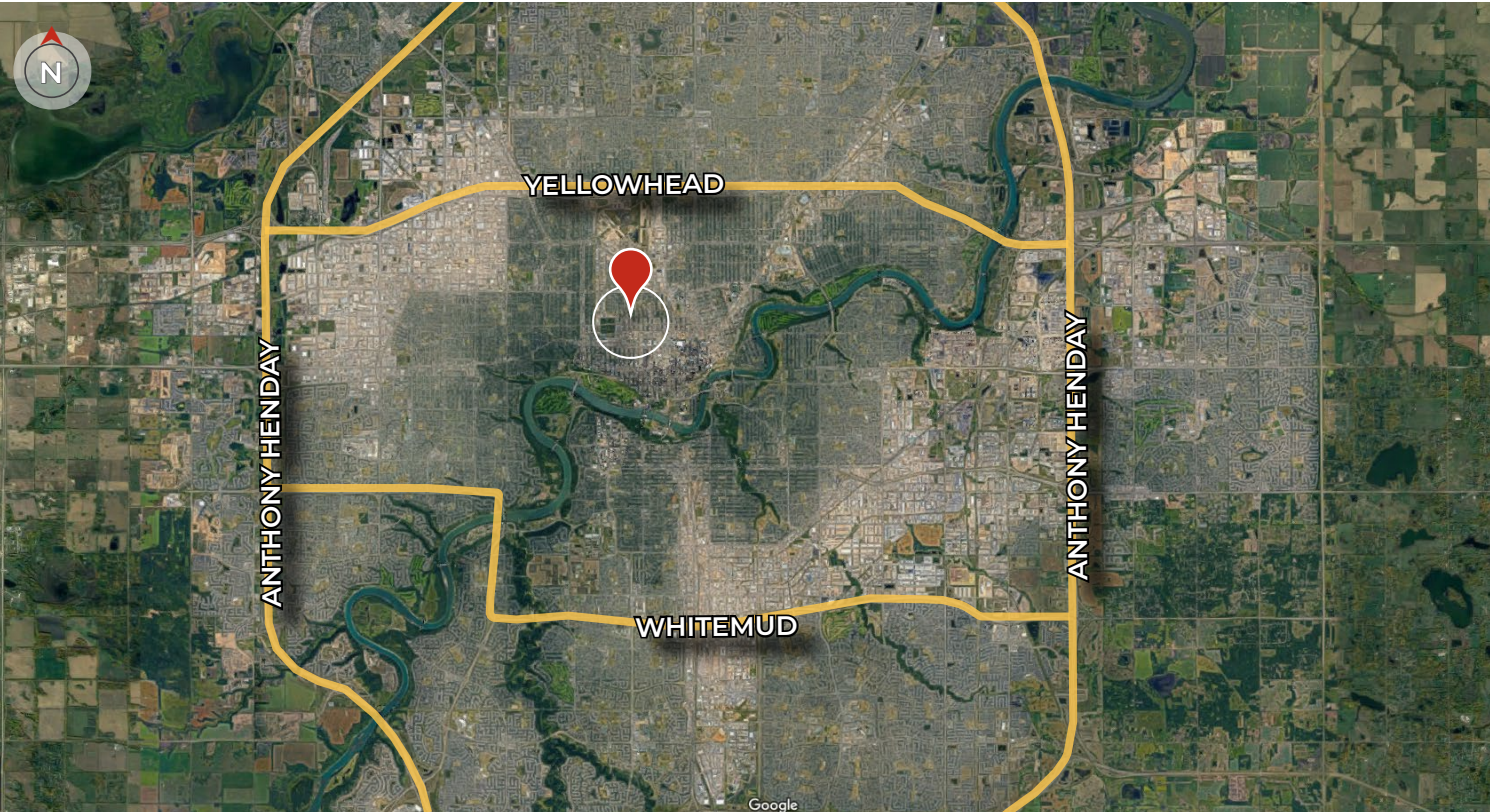
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# LOCAL MAP



# REGIONAL MAP





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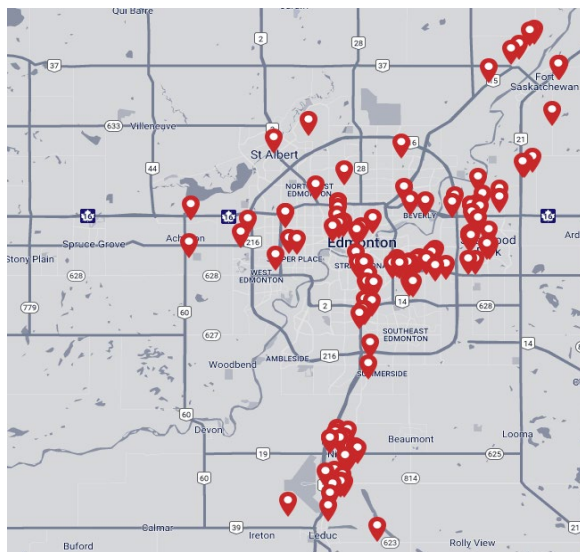
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## ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## THOMAS BRAUN Partner/Associate, MBA - BIO



Thomas Braun, Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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