

FOR LEASE

RSS118 RETAIL/OFFICE/FLEX

11816 - 121 Street NW, Edmonton, AB



IDEAL DAYCARE SPACE

HIGHLIGHTS

- 7,550 sq ft ± of retail/office/flex space with possible 5,600 sq ft ± of outside storage in North-Central Edmonton
- Exposure to 28,944 vehicles per average weekday on 118 Ave and 17,172 vehicles per average weekday on 121 St (City of Edmonton, 2023)
- Outstanding parking (~72 stalls for the whole building)
- Outdoor storage area attached to the building
- Fully landscaped, next to green space and a pathway
- Ideal for daycares, accounting firms, law firms, and medical offices
- For Lease: \$19.00/sq ft (net)

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REALTY™**

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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Property Details and Financials | 11816 - 121 Street NW, Edmonton, AB

MUNICIPAL ADDRESS	11816 - 121 Street NW, Edmonton, AB
LEGAL DESCRIPTION	Plan: 9020277; Block: 6B; Lot: 1
ZONING	CG (General Commercial)
NEIGHBOURHOOD	Blatchford
OFFICE	6,210 sq ft ±
SHOP	1,340 sq ft ±
TOTAL	7,550 sq ft ±
SITE SIZE	1.59 acres ±
POWER	400 Amps (TBC) at 120/208 volts
FENCED YARD AREA	5,600 sq ft ± (negotiable, extra rate may apply)
PARKING	Stalls: 72 total for the entire building
SIGNAGE	Main floor on building
SECURITY	Alarm, camera, intercom and parking lights
INTERNET	Shaw Fibre
LEASE RATE	\$19.00/ sq ft (net)
OPERATING COSTS	\$13.25/ sq ft (net)
GROSS MONTHLY RENT	\$20,290.63 ± (based on the net plus op costs approach)
POSSESSION	August 2025 negotiable



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 The offering may be withdrawn at any time without notice or cause.

Office Details | 11816 - 121 Street NW, Edmonton, AB

OFFICE SIZE	6,210 sq ft ±
HEATING AND COOLING	Rooftop HVAC
FLOORING	Tile and carpet
LIGHTING	LED
CEILING HEIGHT	8'10" - 9'1"
LAYOUT	Offices (9), Open Work Areas (3), Washroom (2), Boardroom (1), Warehouse (1), Server Room (1), Kitchenette (1)



BRIGHT AND OPEN WORK AREA



PROFESSIONAL BOARDROOM WITH RETRACTABLE GLASS WALL



KITCHENETTE AND COFFEE STATION



SPACIOUS AND WELL LIT OFFICES



OFFICE WASHROOM WITH HANDICAP ACCESS



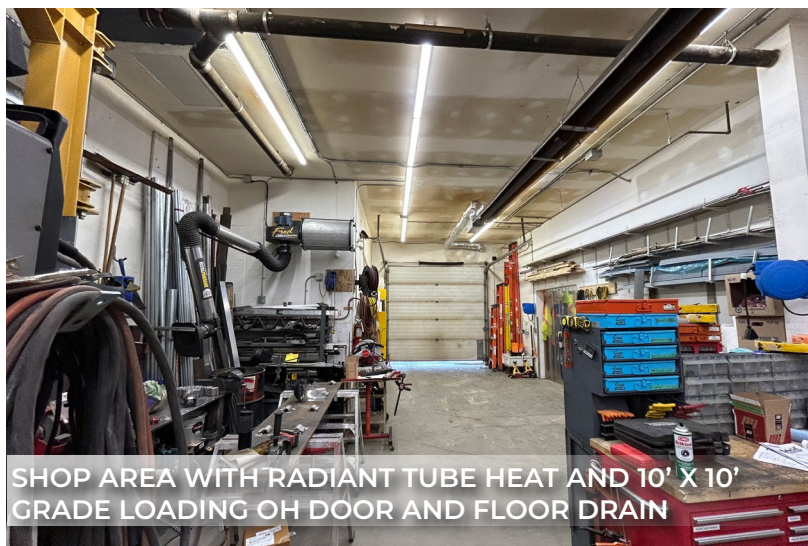
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Shop and Storage Details | 11816 - 121 Street NW, Edmonton, AB

SIZE	1,340 sq ft ±
CEILING HEIGHT	Truss: Heater Tubes 10'6" ± Deck: 12' 5" ±
CRANE	½ Ton Jib (TBC)
LOADING	(1) 10' x 10' grade
HEATING	Radiant tube
LIGHTING	LED
DRAINAGE	Floor drain
OUTSIDE STORAGE/ YARD	5,600 s ft ±, total available. Extra charge may apply

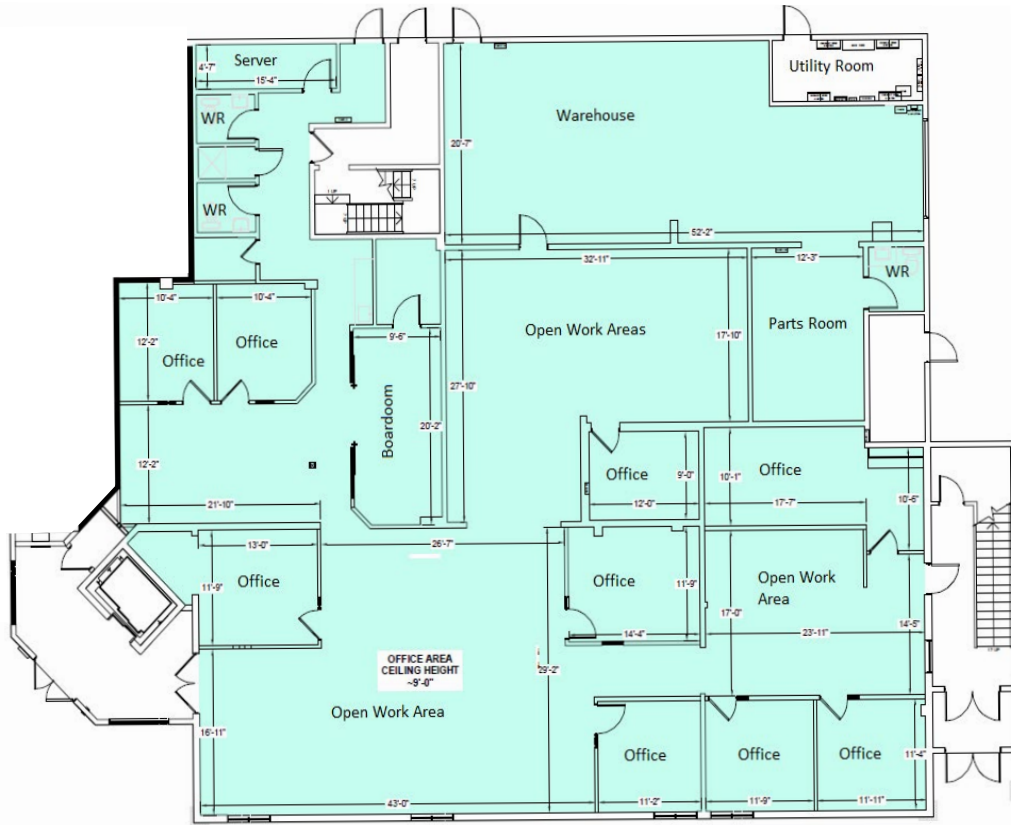


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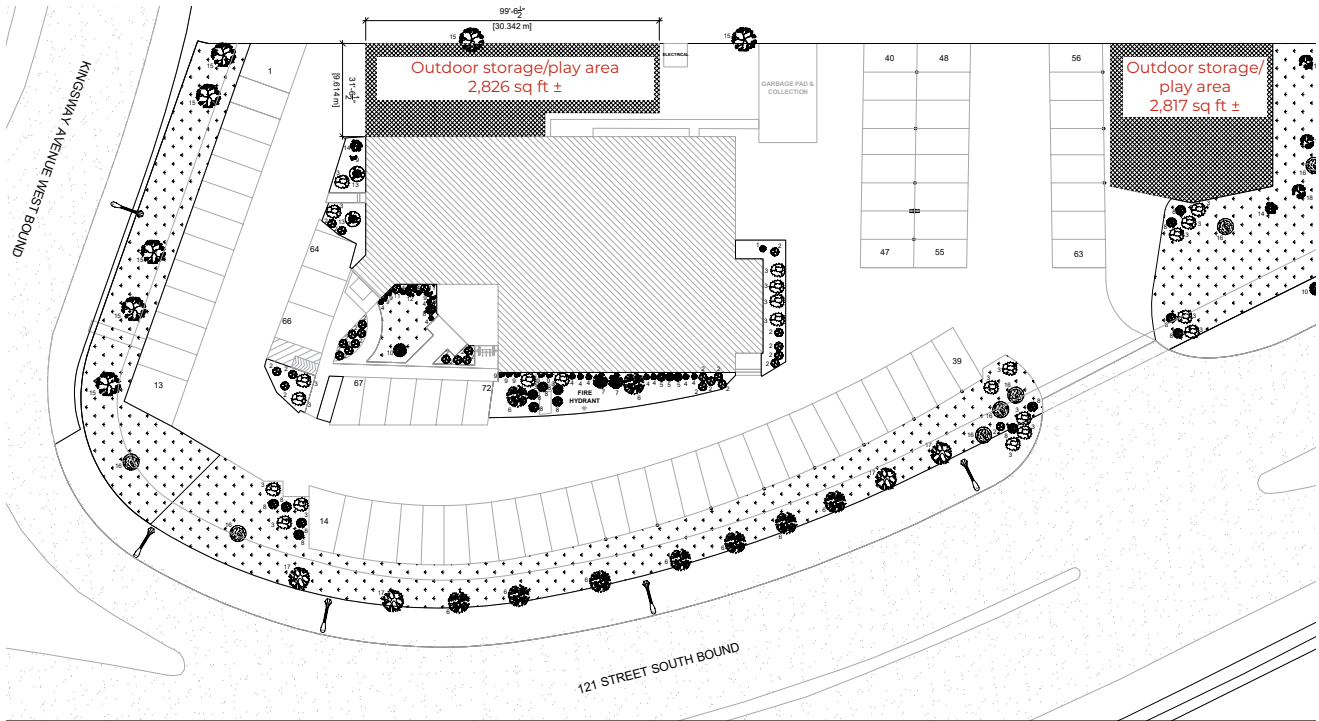
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Floor Plan (exact layout to be confirmed by tenant)



Site Plan (exact layout to be confirmed by tenant)



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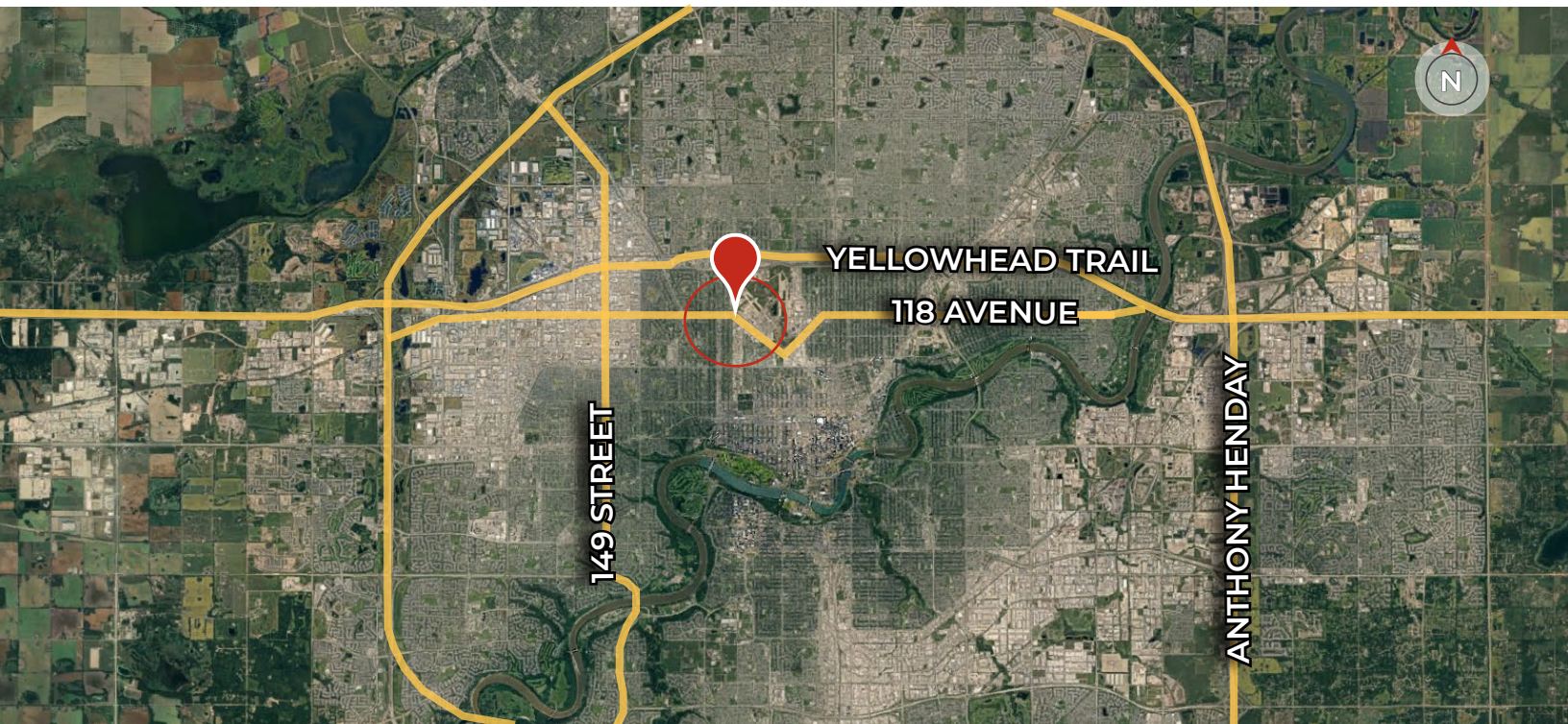
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Local Map



Regional Map



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- 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

Partner, Associate

C 780.690.8353

thomas@royalparkrealty.com

Thomas Braun, Partner/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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