

FOR LEASE

CENTRAL OFFICE SPACE

11904-113 Avenue NW, Edmonton, AB



HIGHLIGHTS

- 2,412 sq ft ± character office space
- Open high beam ceilings and exposed brick
- Excellent access to Kingsway Avenue, 111 Avenue, St. Albert Trail and minutes from the downtown core
- Building signage opportunities
- Front and street parking

JOEL WOLSKI

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SCOTT ENDRES

Partner, Broker

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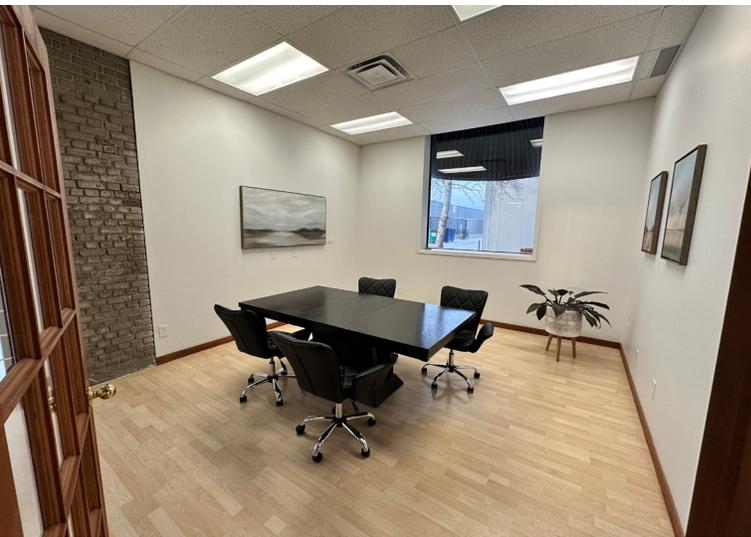
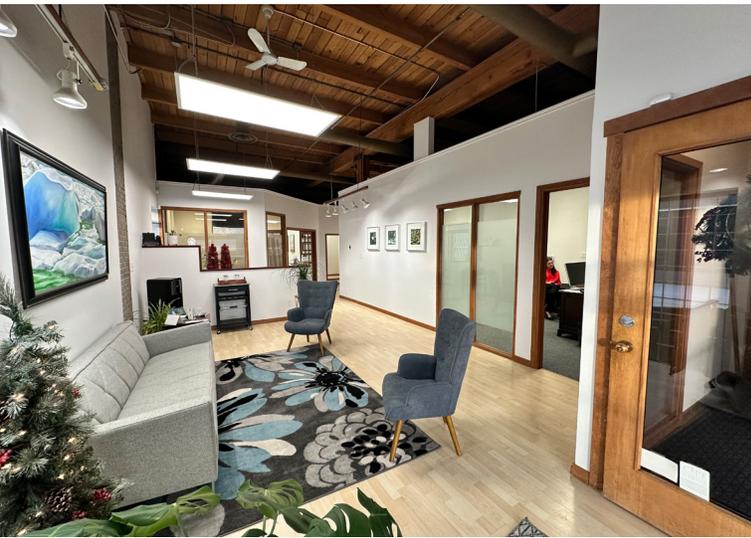


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REALTY™

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

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Additional Information

Office Build Out Consists of:

- 6 Large offices
- Boardroom
- Reception
- Kitchen
- Large open area
- Storage room
- Common washrooms

Property Details & Financials

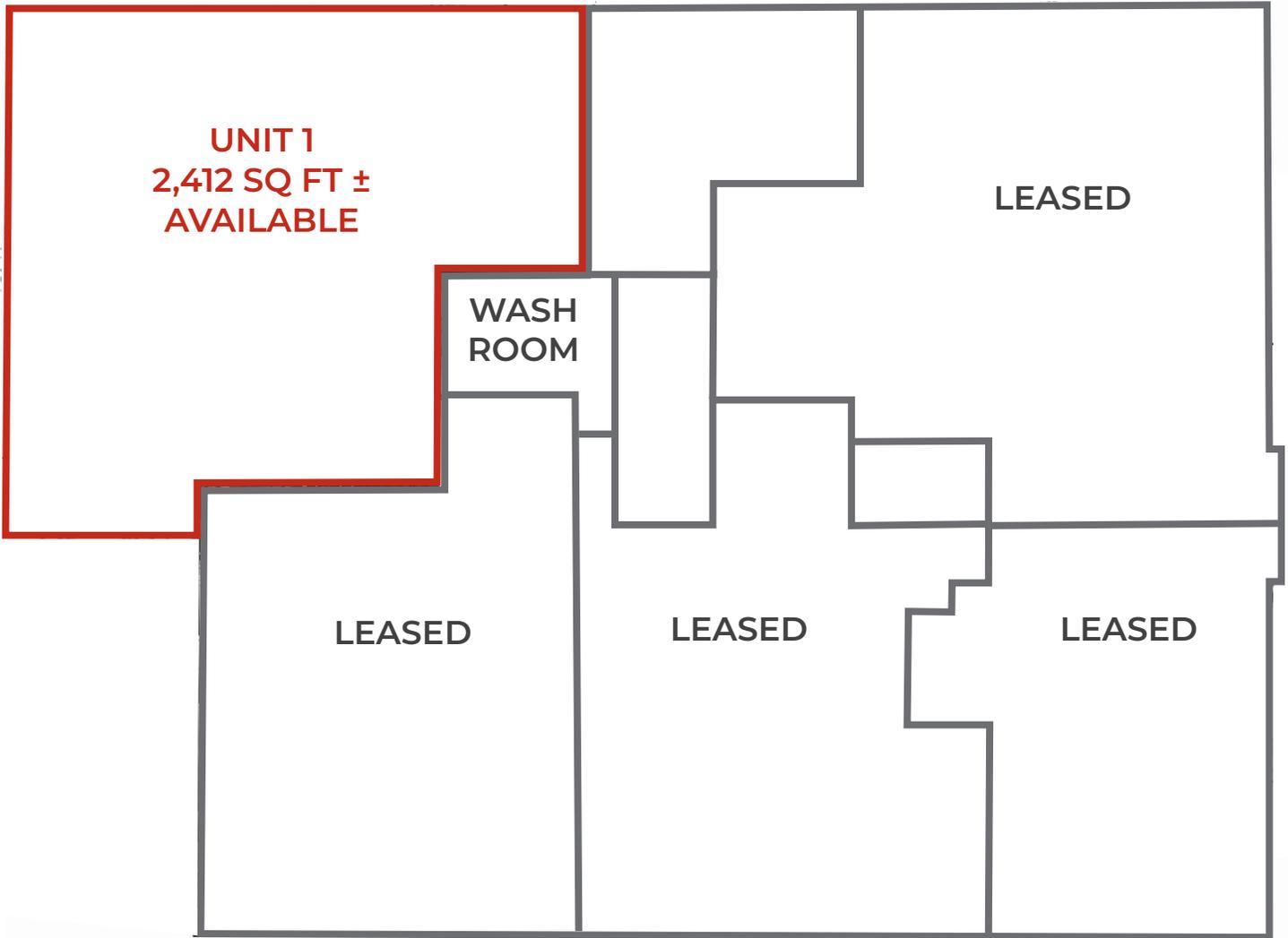
MUNICIPAL ADDRESS	11904-113 Avenue NW, Edmonton, Alberta
LEGAL DESCRIPTION	Plan:1743HW; Block: 193; Lot: B
ZONING	IM (Medium Industrial)
TYPE OF SPACE	Office
UNIT 1	2,412 sq ft ± (final measurements TBC)
HVAC	Yes
PARKING	Front & street
SIGNAGE	Building signage available
LEASE RATE	\$12.50/sq ft
OP COSTS	\$12.00/sq ft (2025 includes property taxes, building insurance, property management & utilities)
TERM	Five (5) years
POSSESSION	February 2026



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Quality Based on Results, Not Promises.



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