

FOR LEASE

# CORONATION PLAZA

14310 111 Avenue, Edmonton, AB



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# PROPERTY FEATURES

- This building has been fully refurbished including lobby and other common areas.
- Pylon signage opportunities available.
- New elevators.

# PROPERTY DETAILS

## AVAILABLE SIZE

Main Floor: #4 - 835 SF  
Main Floor: #101 - 5,921 SF  
Main Floor: #104 - 4,586 SF

West Tower: #300 - 10,519 SF  
West Tower: #401 - 4,119 SF  
West Tower: #500 - 10,519 SF

East Tower: #200 - 6,054 SF  
East Tower: #300 - 8,534 SF

## LEASE RATE

Market

## OPERATING COSTS

\$16.00 per SF (2023)  
Includes utilities and in-suite janitorial

## TENANT IMPROVEMENT

Negotiable

## PARKING

2.5 stalls per 1,000 SF  
at \$135 - underground stalls  
\$80 - \$90 - surface stalls





# PROPERTY LOCATION

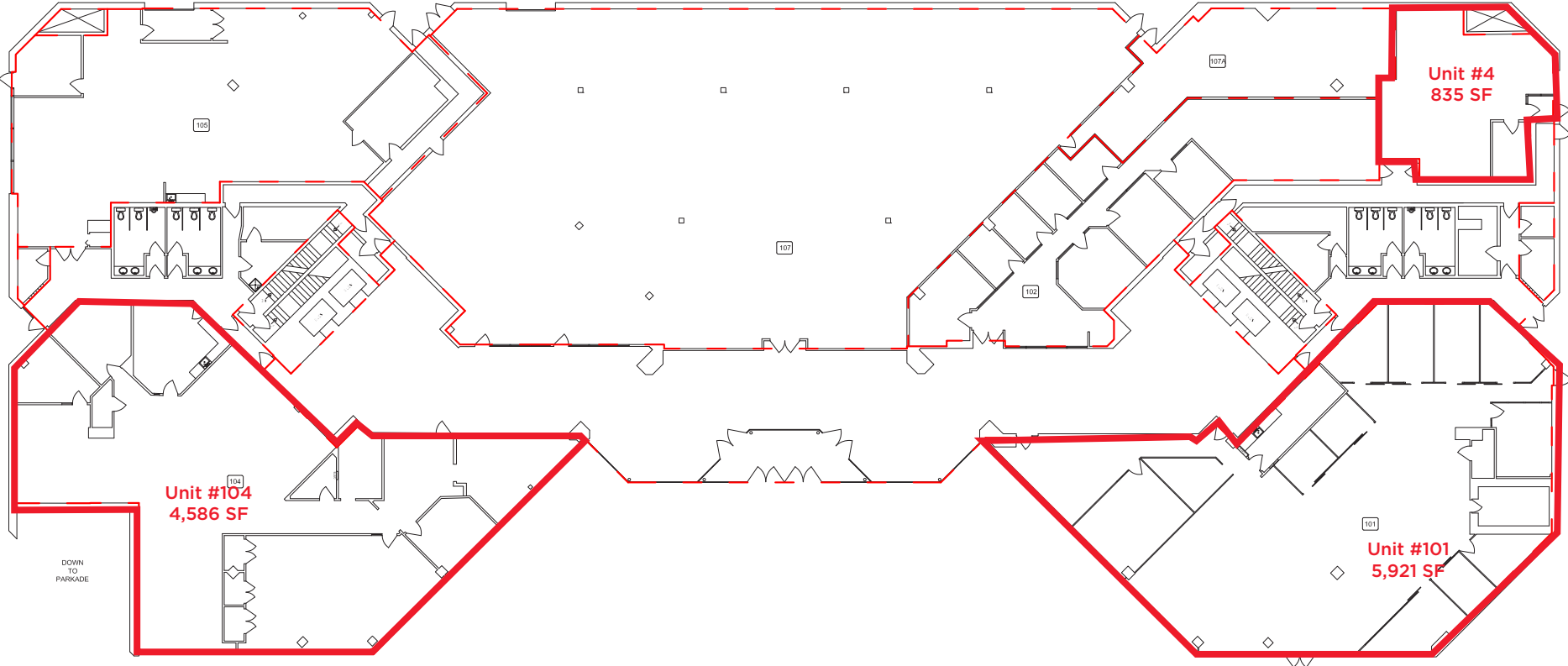


# PROPERTY PHOTOS

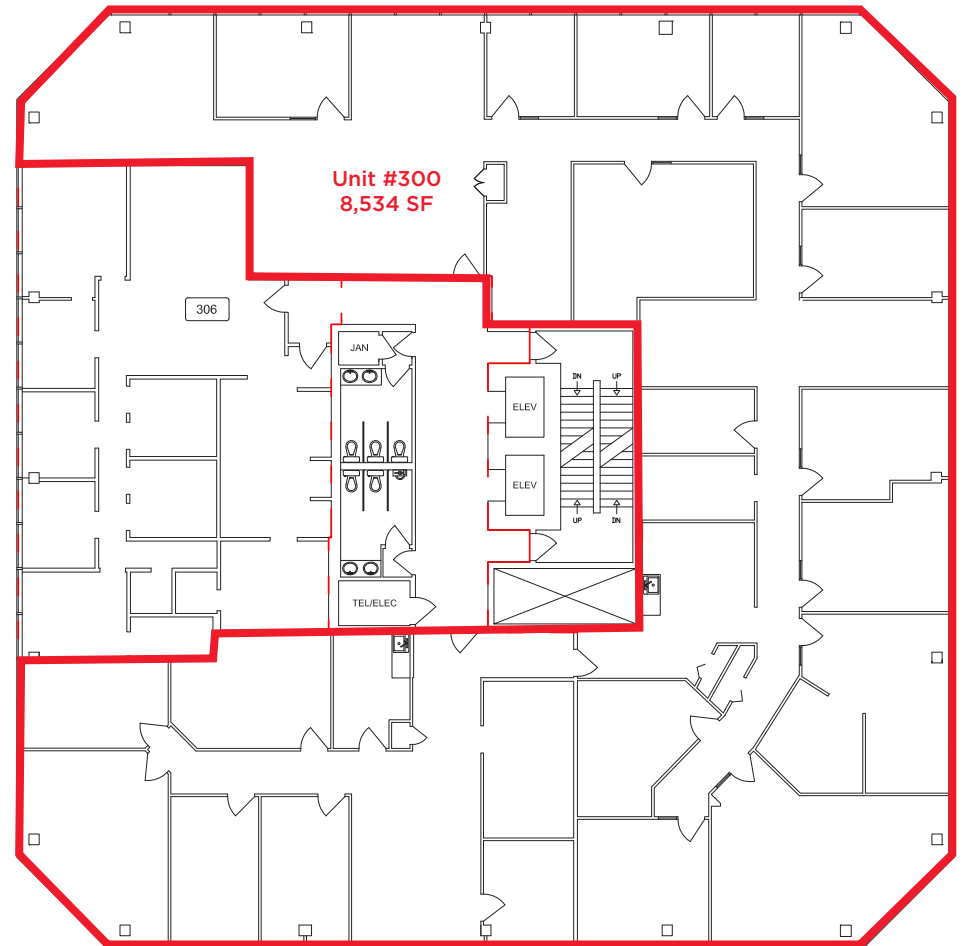
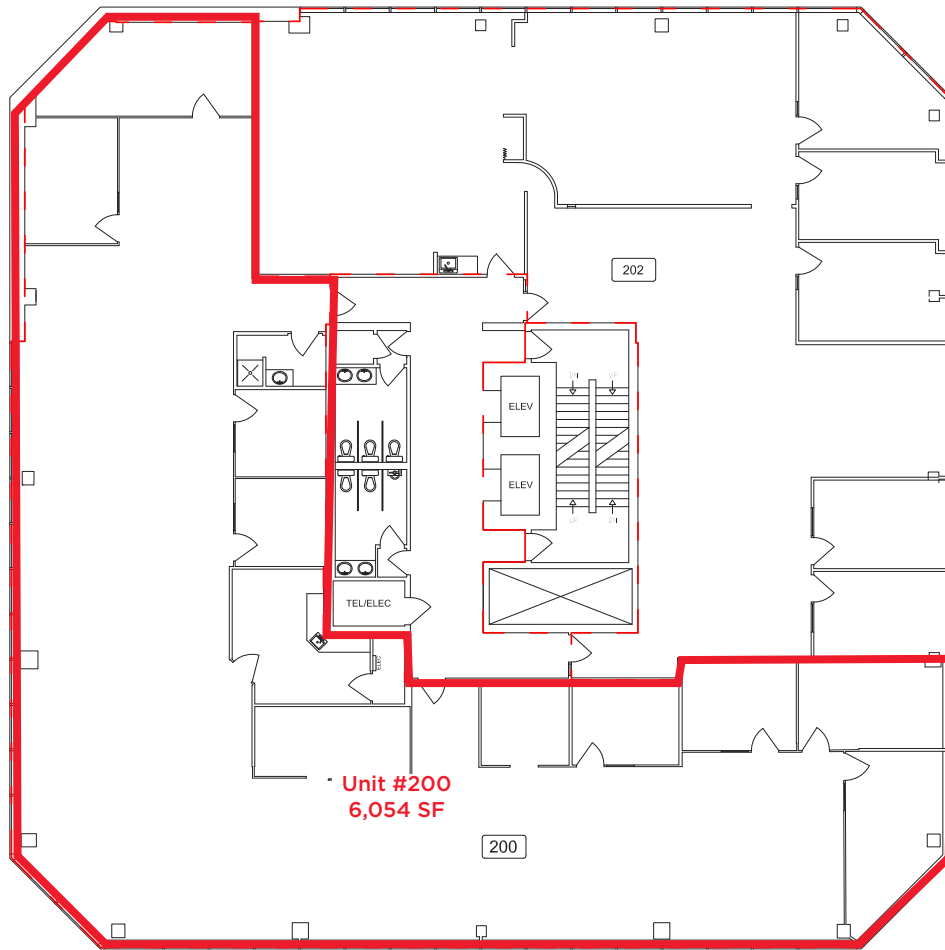




# MAIN FLOOR PLAN

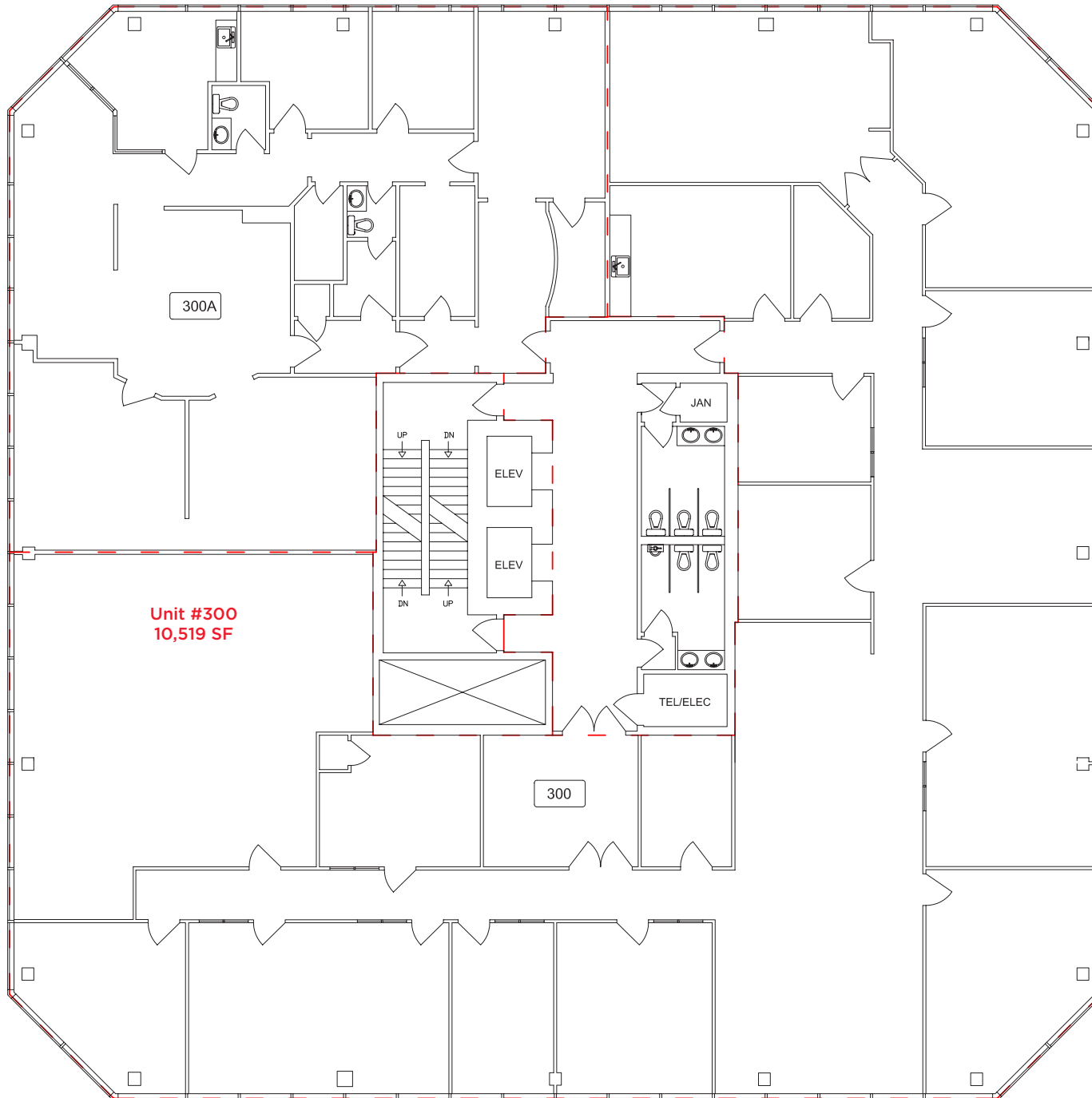


## 2ND FLOOR (EAST TOWER)

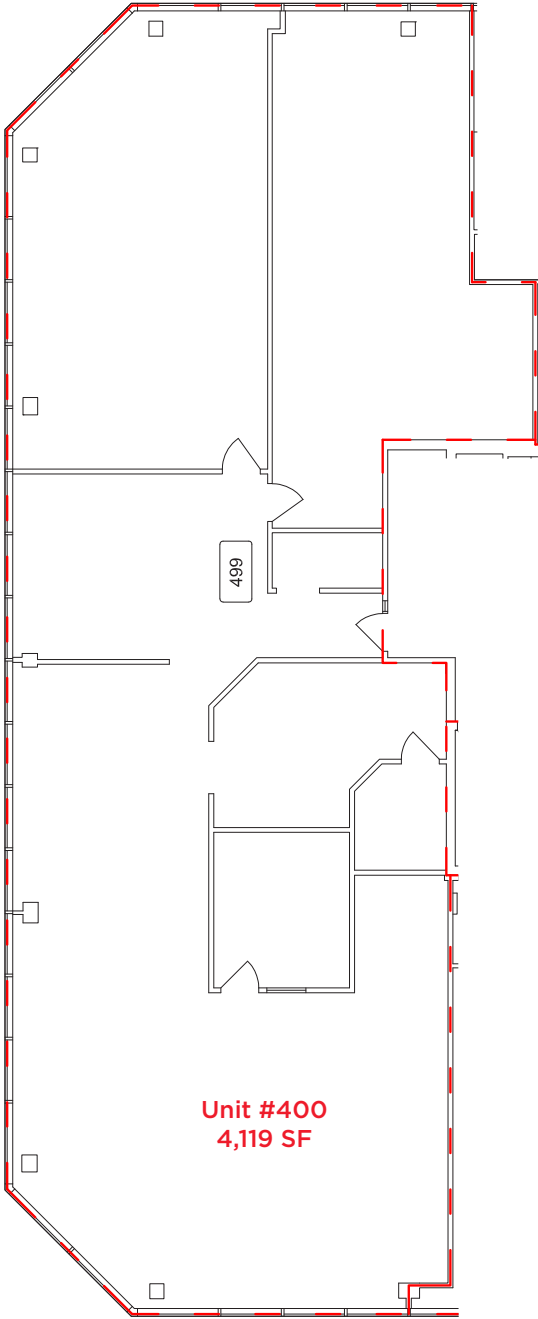
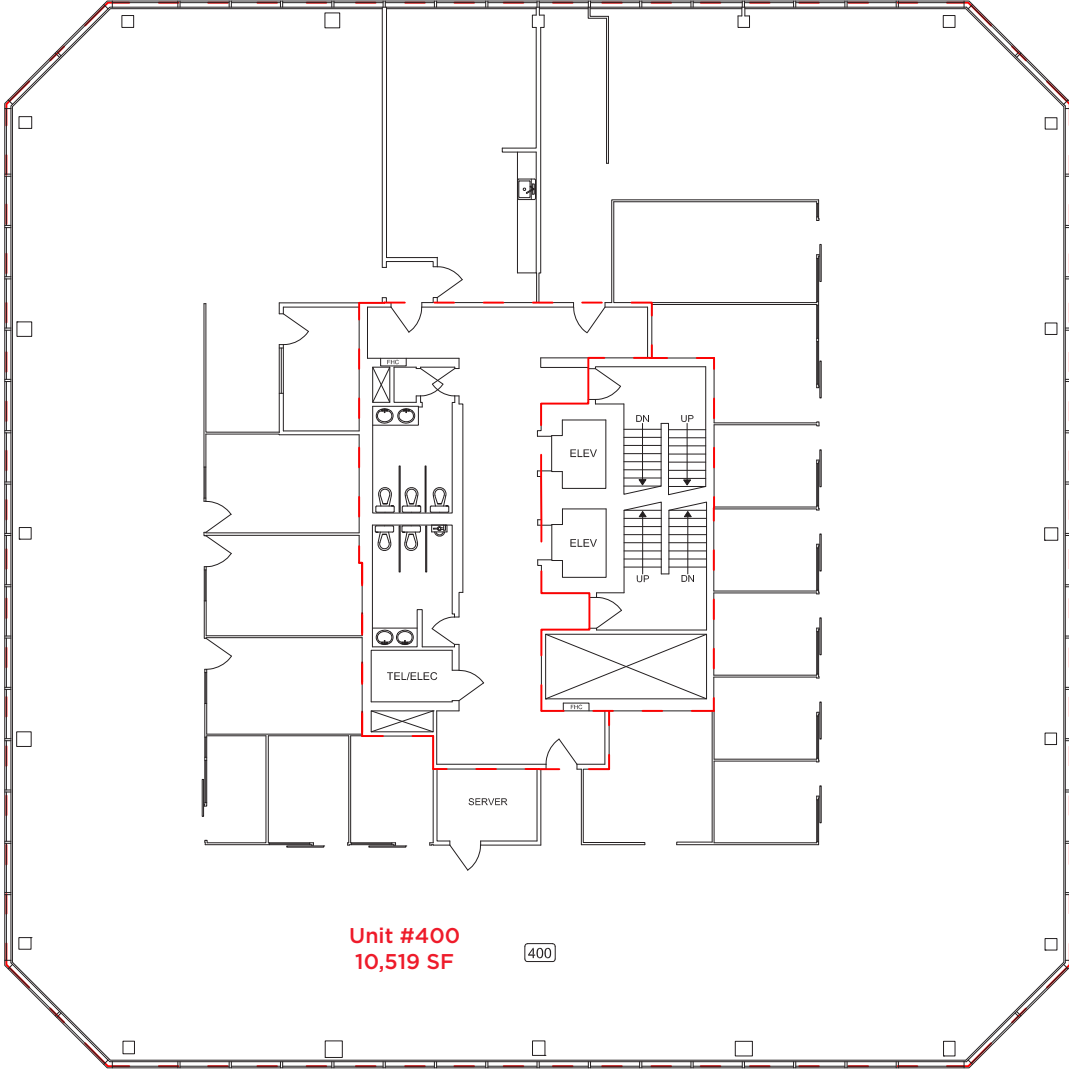


## 3RD FLOOR (EAST TOWER)

# 3RD FLOOR (WEST TOWER)

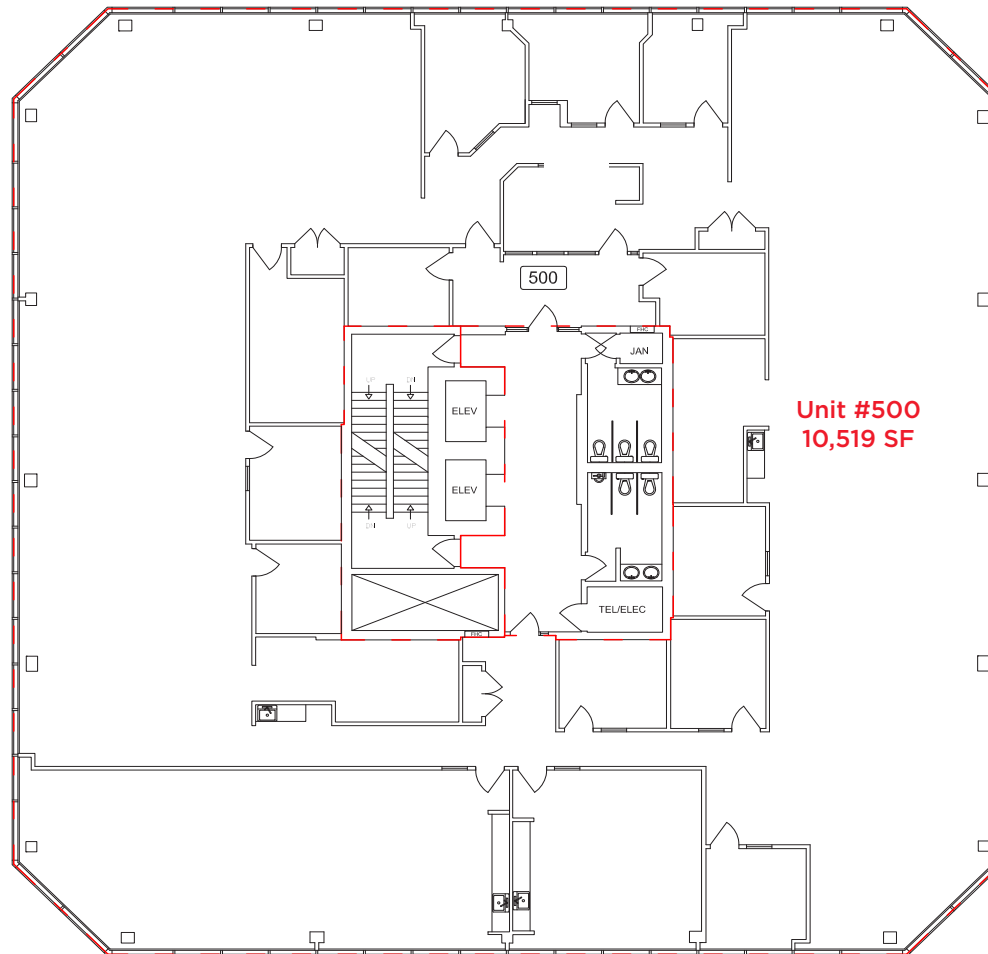


# 4TH FLOOR (EAST TOWER)



# 4TH FLOOR (WEST TOWER)

# 5TH FLOOR (WEST TOWER)



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