



OFFICE UNITS

14925 - 111 AVENUE, EDMONTON, ALBERTA

PROPERTY HIGHLIGHTS

- A three storey office building, featuring underground and surface parking, on a highly visible site
- Elevator access to the second and third floors
- High Park Corner is located in Northwest Edmonton, five minutes from downtown, at a busy intersection of 149 Street and 111 Avenue
- Building signage potential
- Professionally managed building
- Telus fibre available
- Turnkey options

Chad Snow

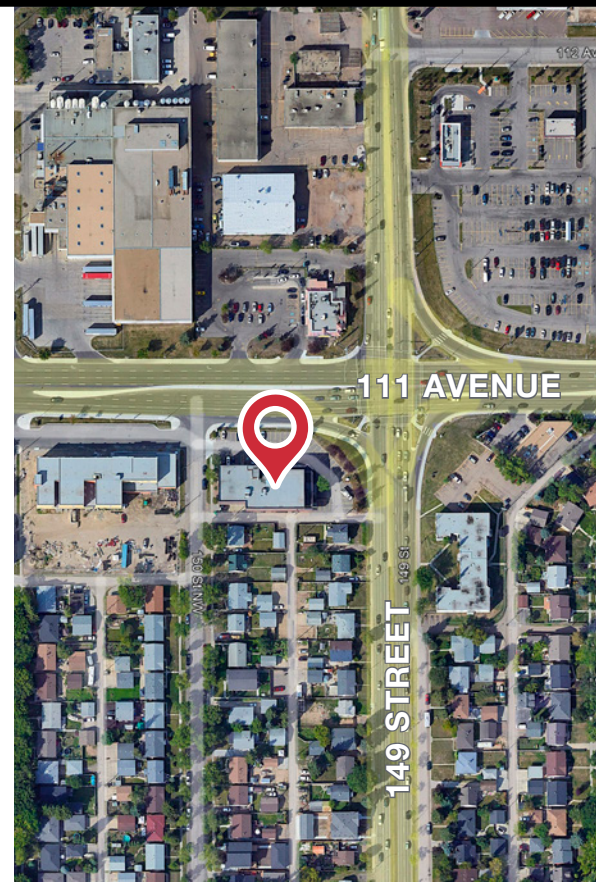
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14925 - 111 AVENUE EDMONTON, ALBERTA

FOR LEASE
High Park Corner

CURRENT VACANCIES

SECOND FLOOR UNITS:

208 2,341 sq.ft.±

215 1,827 sq.ft.±

217 1,334 sq.ft.±

215/217 3,161 sq.ft.± contiguous

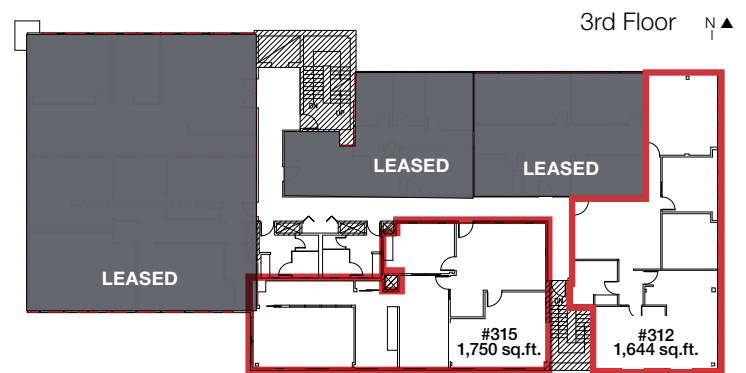
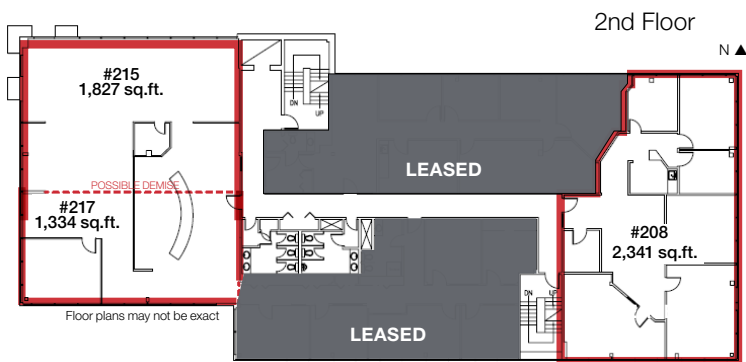
THIRD FLOOR UNITS:

312 1,644 sq.ft.±

315 1,750 sq.ft.±

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 191KS, Block 17, Lot 1
ZONING	General Commercial (CG)
AVAILABLE	Immediately
PARKING	Surface and underground parking subject to availability at current market rates
NET LEASE RATE	Starting at \$8.00/sq.ft./annum
OPERATING COSTS	\$13.25/sq.ft./annum (2023/24) Includes property tax, building insurance, common area maintenance, management fees, utilities (gas, water and power) and common janitorial



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