

FOR LEASE

HIGH PARK CORNER

NAICommercial



14925 - 111 AVENUE | EDMONTON, AB | OFFICE UNITS

PROPERTY DESCRIPTION

- 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
- Pylon signage available
- Professionally managed building
- Telus fibre available
- **SHOW SUITE RECENTLY COMPLETED** with ability to renovate other suites

CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN

Senior Associate
780 435 5301
kmartin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

CURRENT VACANCIES

SECOND FLOOR UNITS:

208 2,341 sq.ft.±

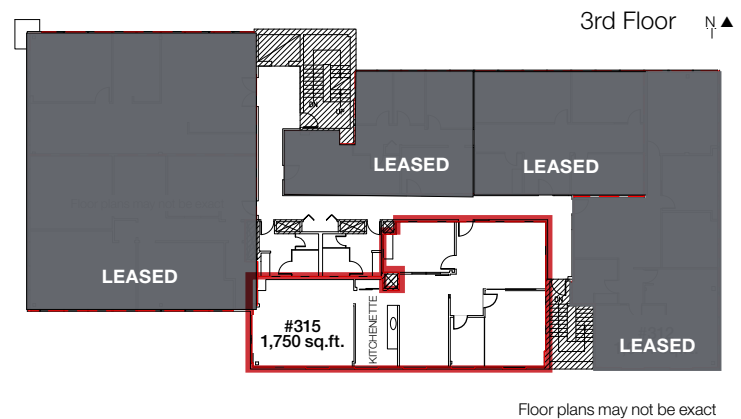
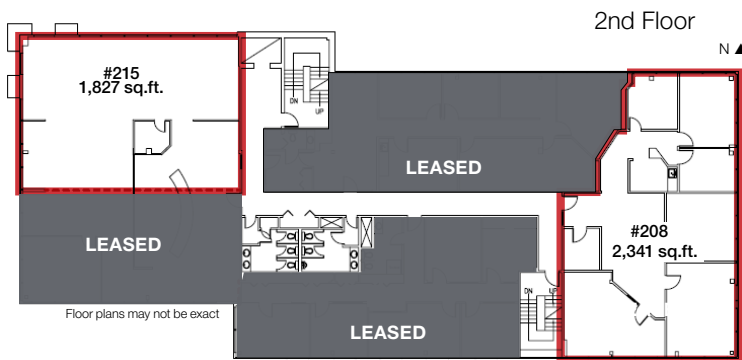
215 1,827 sq.ft.±

THIRD FLOOR UNIT (SHOW SUITE):

315 1,750 sq.ft.±

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 191KS, Block 17, Lot 1
ZONING	General Commercial (CG)
AVAILABLE	Immediately
PARKING	Free surface parking plus 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 (2024/25 estimate) Includes property tax, building insurance, common area maintenance, utilities (gas, water and power), common janitorial and management fee.



CHAD SNOW

Broker, President
780 436 7410
csnow@naiedmonton.com

KARI MARTIN

Senior Associate
780 435 5301
kmartin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

4114 CS25