



For Lease

Nearctic Plaza

116 Avenue & 145 Street | Edmonton, AB

Three (3) vacancies:

±1,865, ±2,995 SF and ±4,186 SF

Randi Burton

Senior Associate

+1 780 969 3018

randi.burton@colliers.com

Colliers Canada

#2210 Manulife Place, 10180 - 101 Street

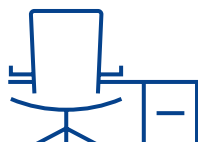
Edmonton, AB | T5J 3S4

+1 780 420 1585

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Close to transit and
restaurants



Building is
professionally managed



Various
bay sizes

Property Profile

Municipal Address	11619 145 Street (Unit 1)	11640 145 Street (Unit 2)	11641 145 Street (Unit 3)
Size	±4,186 SF	±1,865 SF	±2,995 SF
Available	Immediately		
Year Built	1968		
Loading	Grade (1)		
Height	14' Clear		
Power*	100 amp	200 amp	100 amp
Zoning	Medium Industrial Zone (IM)		
Internet	Telus Fibre		
Signage	Fascia		
Parking	Paved Surface Stalls		
HVAC	Rooftop Unit with A/C	TBC	Rooftop Unit with A/C
Basic Rent	Market		
Operating Costs (2023 Estimate)	\$6.86 PSF	\$6.93 PSF	\$6.38 PSF

*to be confirmed by tenant

Site Plan



The Opportunity

Multiple industrial spaces with small loading bays available

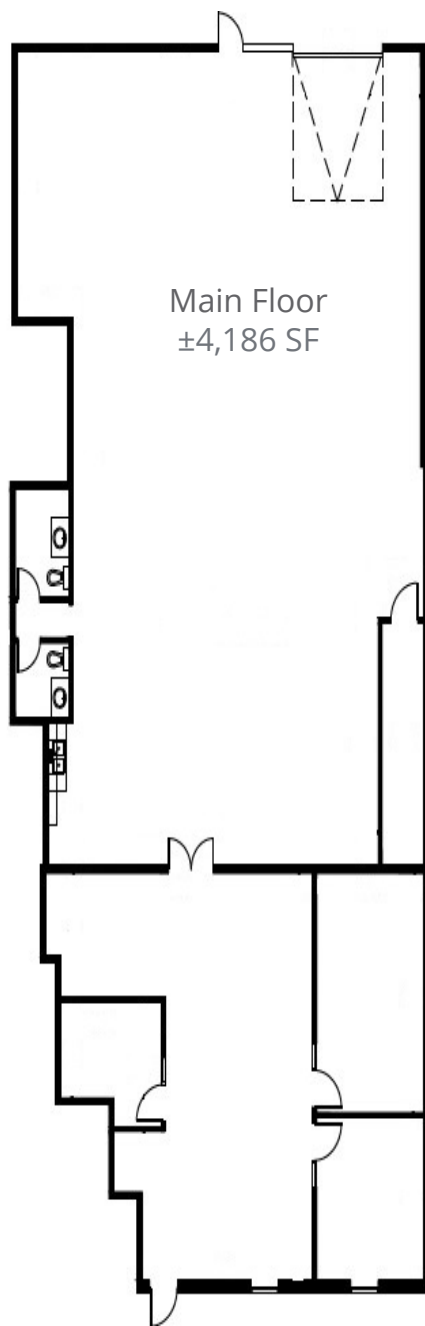
This well-maintained multi-tenant plaza has a variety of functional spaces for small to mid-size businesses.

With a variety of layouts, the centre has something for all types of businesses requiring offices, showrooms and warehouses. For tenants requiring deliveries, the site is also close to major roadways like Yellowhead Trail and 118 Avenue. All units feature grade loading with lots of space for trucks.

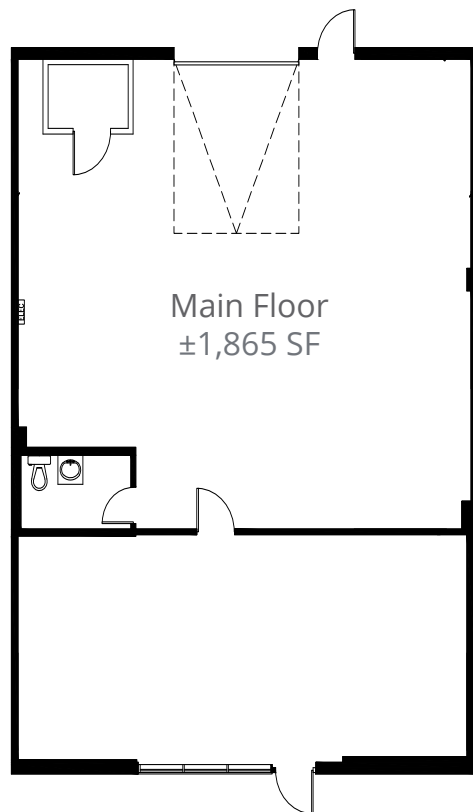


Floor Plans

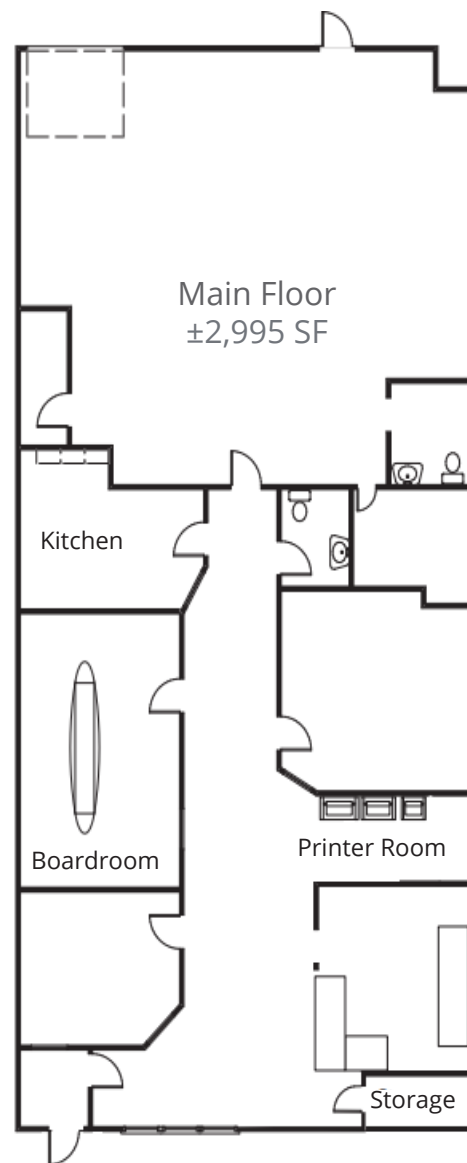
Unit 1
11619 145 Street



Unit 2
11640 145 Street



Unit 3
11641 145 Street



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Randi Burton
Senior Associate
+1 780 969 3018
randi.burton@colliers.com



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