



Nexus Business Park

- Excellent location with high visibility and accessibility
- Telus fibre optic internet
- Common area boardroom/conference room
- Fully developed office space
- Minutes from amenities such as Wendy's, 7-Eleven, Panda Hut Express, Tim Hortons, Westmount Shopping Centre and more

avisonyoung.com

Get more information

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Jason Gardner
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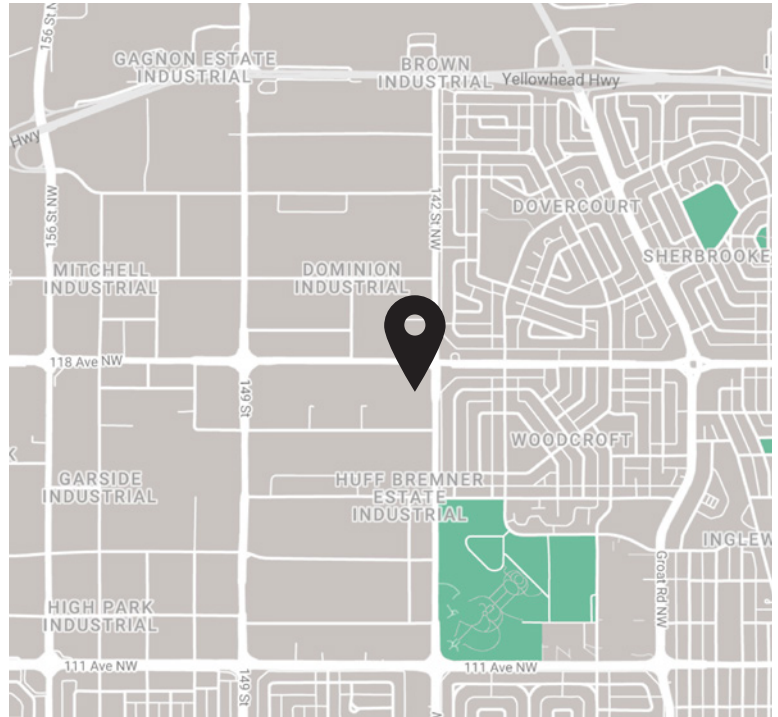
Hillary Williams
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For Lease

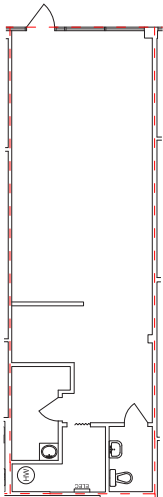
14315 - 118 Avenue, Edmonton, AB

Offering Summary

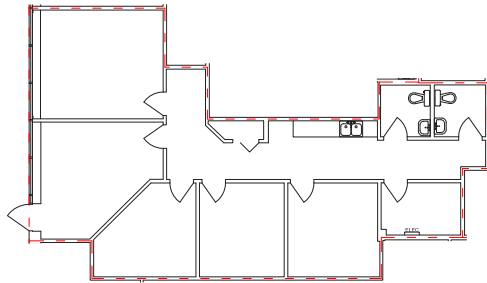
Available:	Suite 114: 769 sf
	Suite 150: 1,229 sf
	Suite 138: 12,392 sf*
*Demising options available	
Net Rent:	Starting at \$10.00 psf
Additional Rent (2023):	\$9.25 psf + Janitorial <i>includes utilities</i>
Inducements:	Negotiable
Parking:	2 Stalls/1,000 sf Free surface
Signage:	Exterior building and pylon signage available



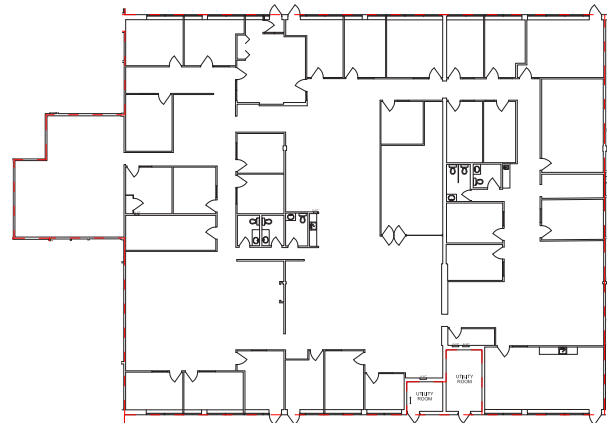
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