

Office | For Lease

**CBRE**

# Carver Building

Up to 7,643 SF available

14815 - 119 Avenue  
Edmonton, Alberta T5L 2N9  
[www.cbre.ca](http://www.cbre.ca)



## Carver Building

14815 - 119 Avenue | Edmonton, Alberta T5L 2N9



# Carver Building

Attractive & modern office space

Move in ready space with flexible size options. Fully developed space over two floors, with functional layouts for a variety of users. Numerous upgrades have been completed to the 2<sup>nd</sup> floor.

# Leasing Details

<b>Property Address</b>	14815 119 Avenue
<b>Zoning</b>	Medium Industrial Zone (IM)
<b>Year Built</b>	1974
<b>Area Breakdown</b>	Main Floor: ± 3,664 SF Second Floor: ± 3,979 SF
<b>Net Rental Rate</b>	\$9.00 - \$11.00 / SF
<b>Operating Costs</b>	\$7.66 / SF + janitorial
<b>Parking Ratio</b>	25 surface stalls ± 2.3 stalls / 1,000 SF (Street parking also available)
<b>Parking Cost</b>	Included
<b>Signage</b>	Negotiable

# 2

Floors Available

# 7,643 SF

Maximum Contiguous Space Available



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## Main Floor

±3,664 SF

Enclosed offices (5)

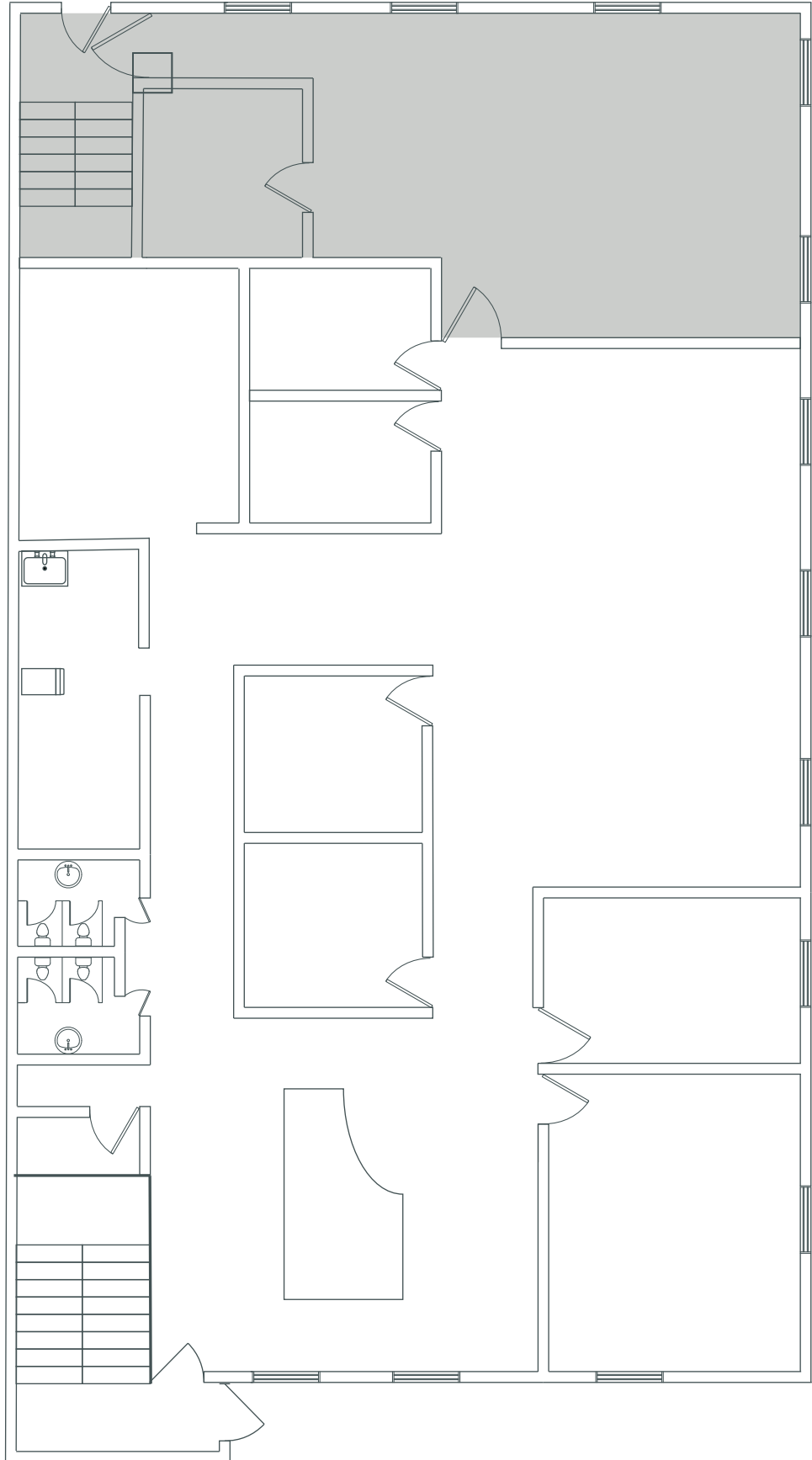
Open area for workstations

Meeting rooms (2)

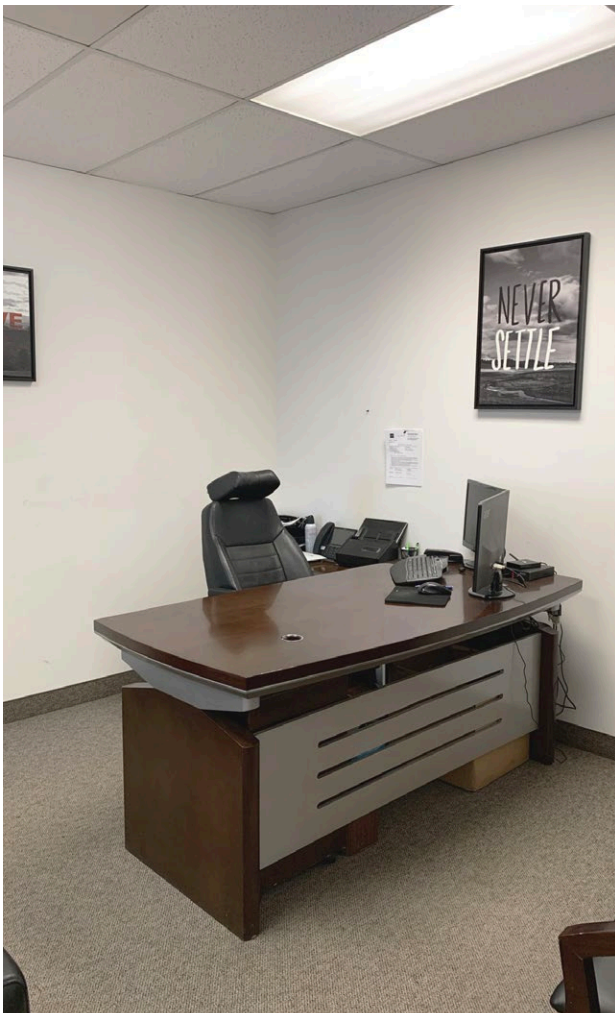
Reception area

Kitchen

Washrooms



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Building

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## 2nd Floor

±3,979 SF

Enclosed offices (6)

Large training room /  
enclosed open work area

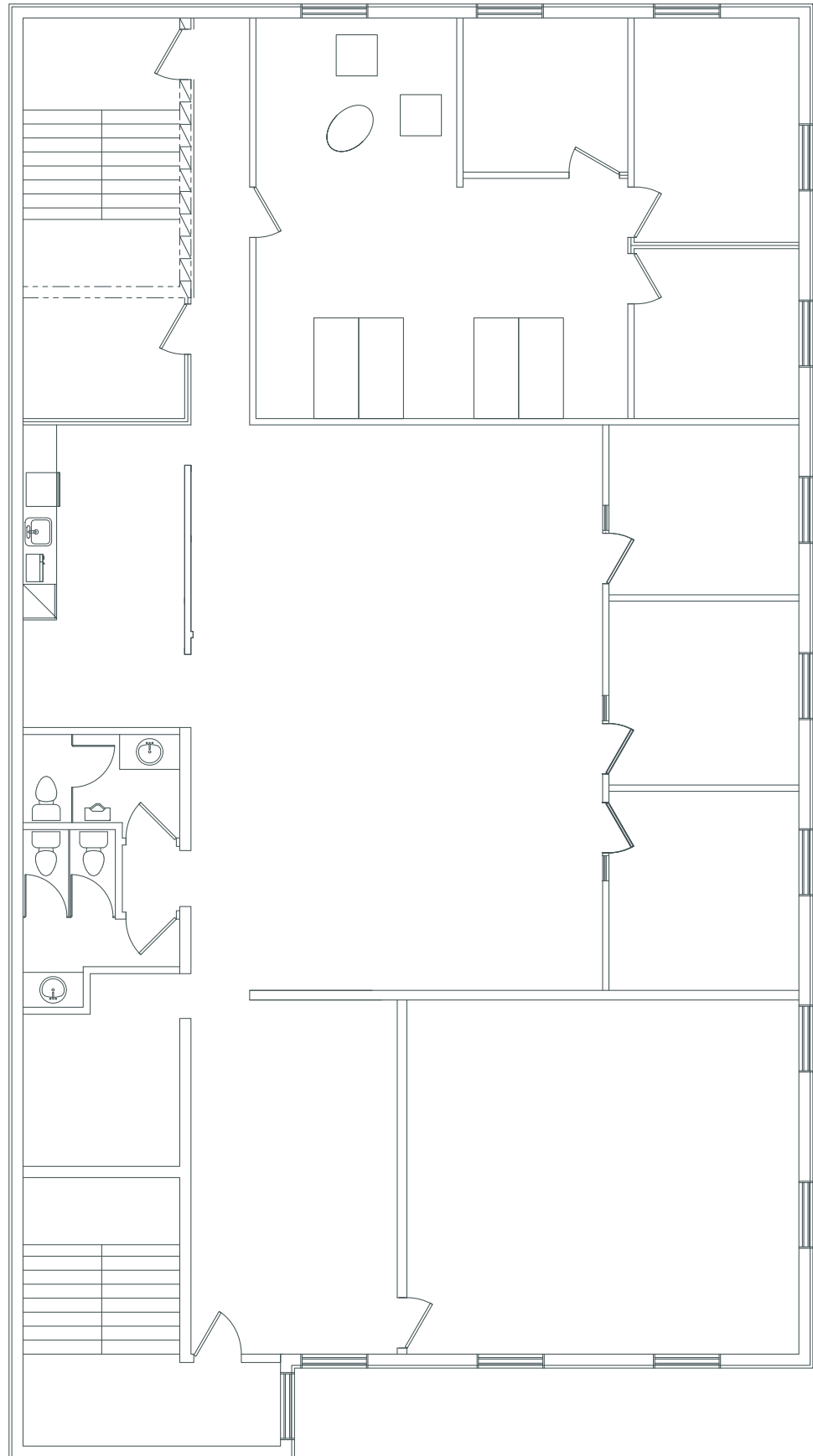
Open areas for workstations

Reception / lounge area

Kitchen

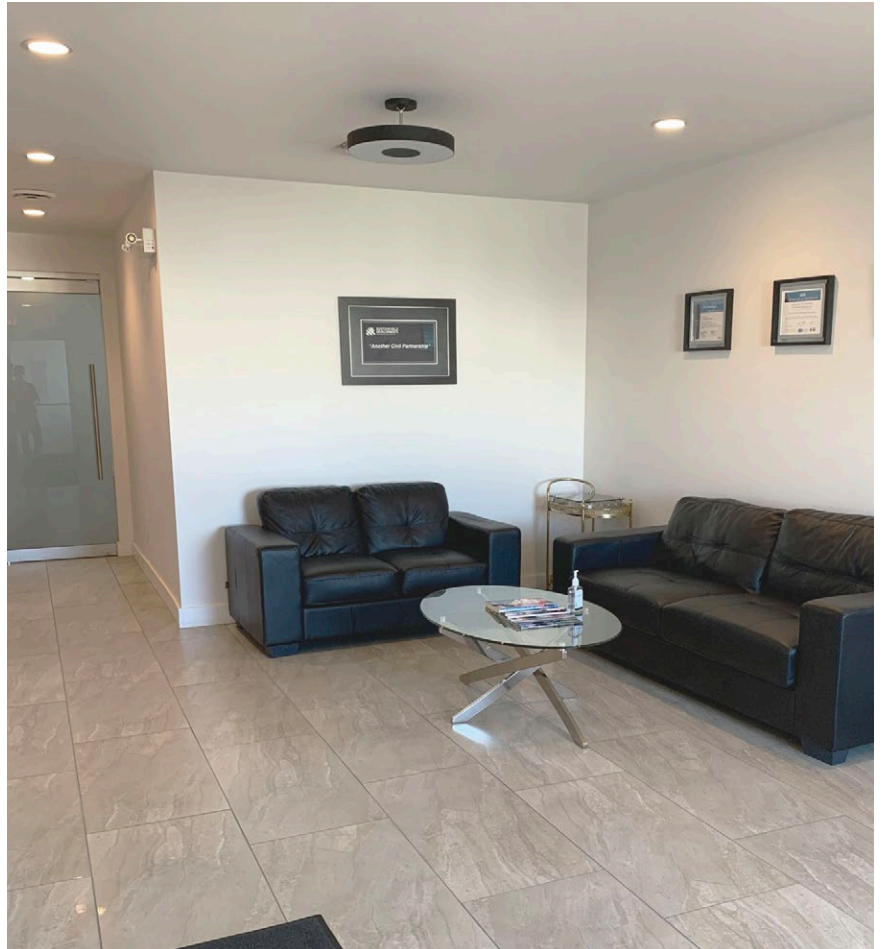
Secure Storage

Washrooms



For Lease

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## Carver Building

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For Lease

3 MIN

To Yellowhead Trail

6 MIN

To St. Albert Trail  
/ Groat Road

12 MIN

To Anthony Henday

12 MIN

To Downtown



## Contact Us

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