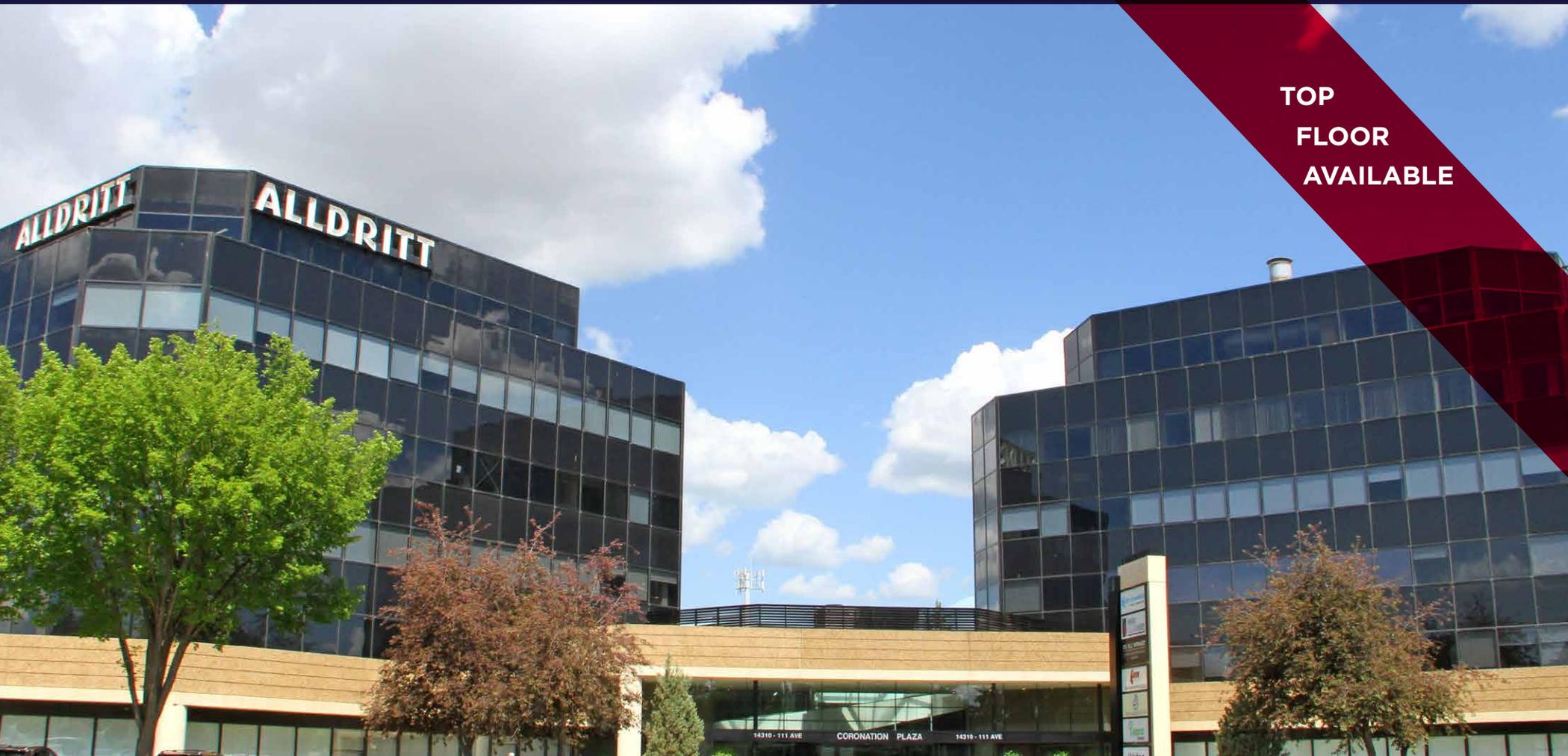


FOR LEASE  
**CORONATION PLAZA**

14310 111 Avenue, Edmonton, AB



**TOP  
FLOOR  
AVAILABLE**



**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
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# PROPERTY FEATURES

- This building has been fully refurbished including lobby and other common areas.
- Pylon signage opportunities available.
- New elevators.

# PROPERTY DETAILS

## AVAILABLE SIZE

West Tower: #401 - 2,319 SF

West Tower: #500 - 10,519 SF

## LEASE RATE

Market

## OPERATING COSTS

\$16.50 per SF (2025)

Includes utilities and in-suite janitorial

## TENANT IMPROVEMENT

Negotiable

## PARKING

2.5 stalls per 1,000 SF

at \$135 - underground stalls

\$80 - \$90 - surface stalls



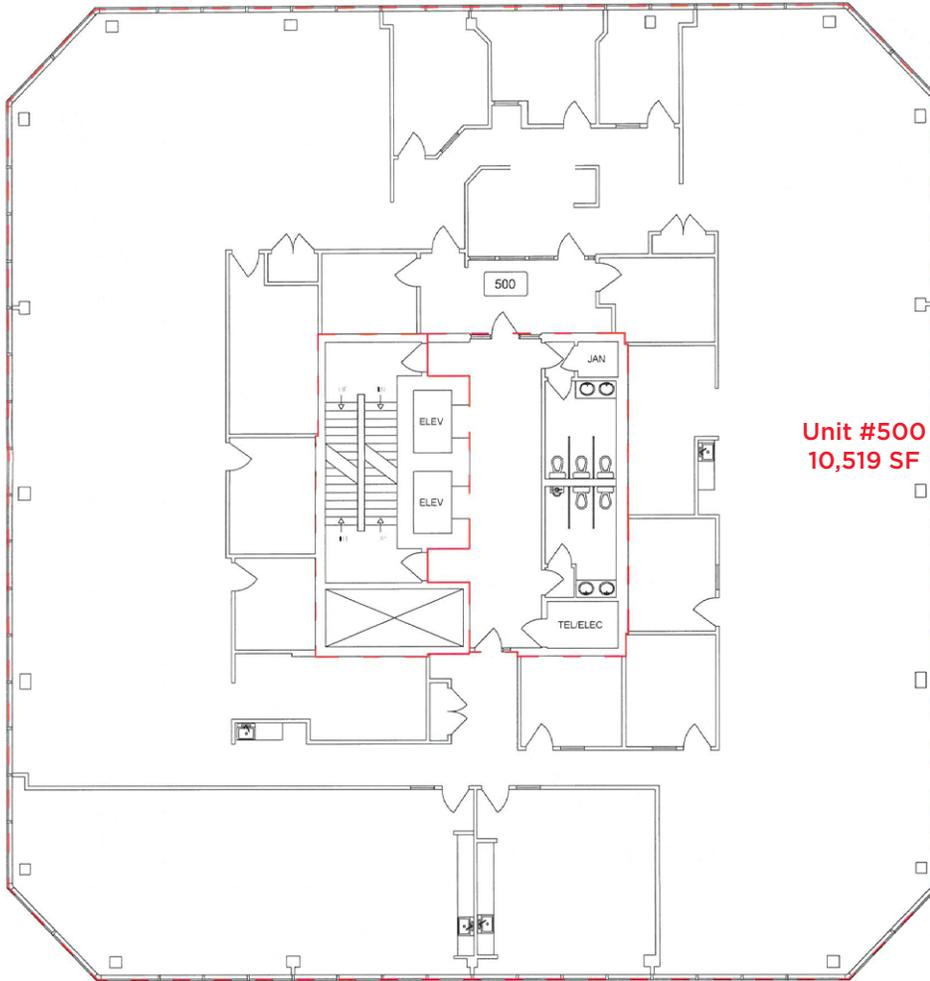
# PROPERTY LOCATION



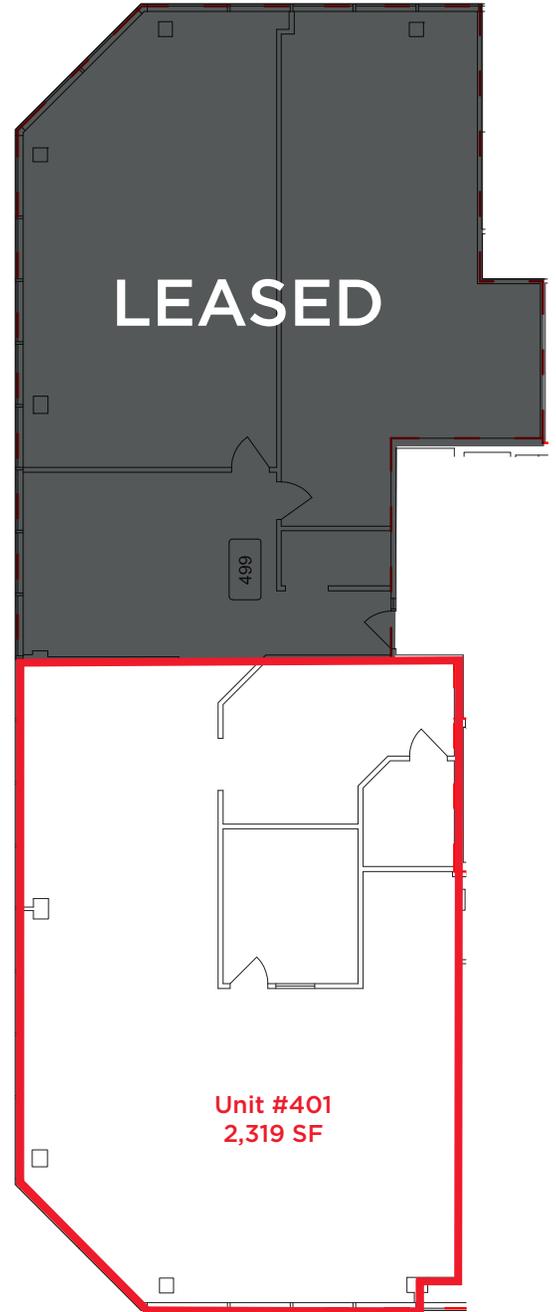
# PROPERTY PHOTOS



# 5TH FLOOR (WEST TOWER)



**Unit #500**  
10,519 SF



**Unit #401**  
2,319 SF

# 4TH FLOOR (WEST TOWER)



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