NAI Commercial

FOR LEASE
High Park Corner

OFFICE UNITS

14925 - 111 AVENUE, EDMONTON, ALBERTA

PROPERTY HIGHLIGHTS

- 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
- Building signage potential
- Professionally managed building
- Telus fibre available
- Turnkey options

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410
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14925 - 111 AVENUE
EDMONTON, ALBERTA

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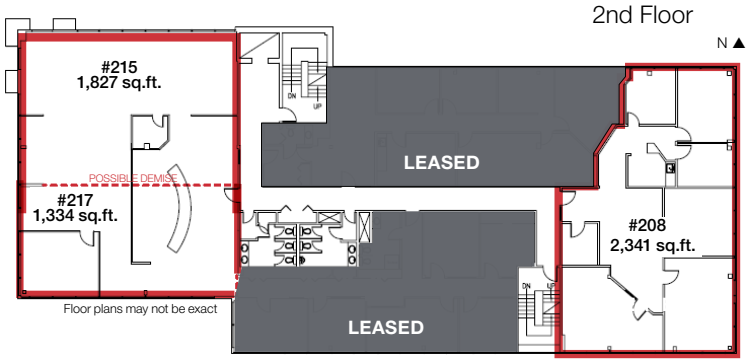
CURRENT VACANCIES

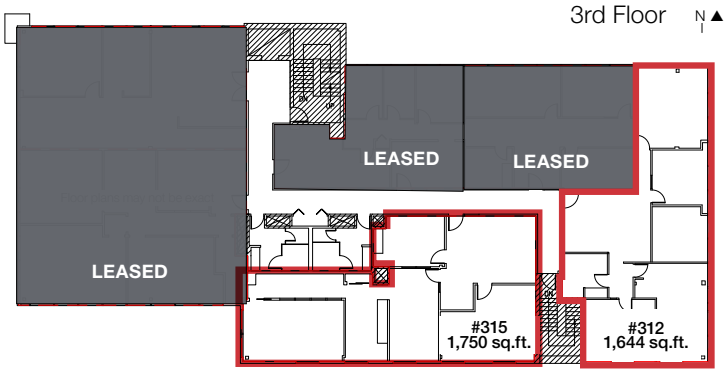
SECOND FLOOR UNITS:	
208	2,341 sq.ft.±
215	1,827 sq.ft.±
217	1,334 sq.ft.±
215/217	3,161 sq.ft.± contiguous

THIRD FLOOR UNITS:	
312	1,644 sq.ft.±
315	1,750 sq.ft.±

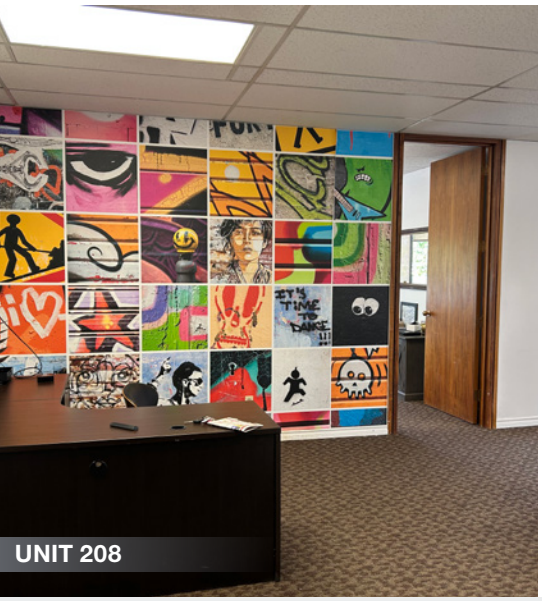
ADDITIONAL INFORMATION

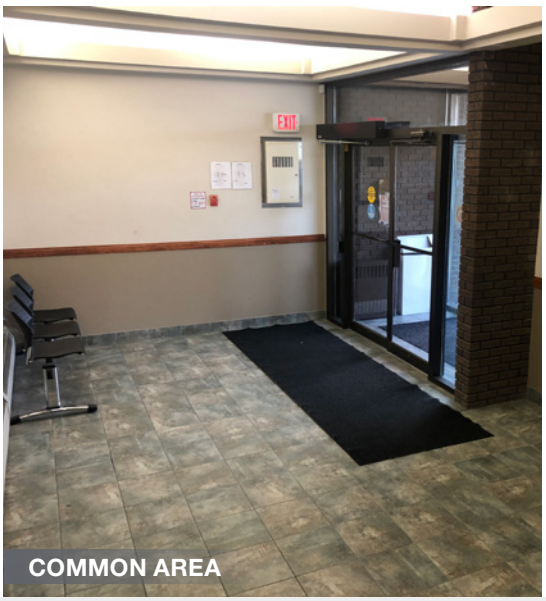
LEGAL DESCRIPTION	Plan 191KS, Block 17, Lot 1
ZONING	General Commercial (CG)
AVAILABLE	Immediately
PARKING	Surface and underground parking subject to availability at current market rates
NET LEASE RATE	Starting at $8.00/sq.ft./annum
OPERATING COSTS	$13.25/sq.ft./annum (2023/24) Includes property tax, building insurance, common area maintenance, management fees, utilities (gas, water and power) and common janitorial





Floor plans may not be exact


UNIT 208


COMMON AREA

UNIT 215/217

5260-A CS24

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