



## 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](http://avisonyoung.com)

### Get more information

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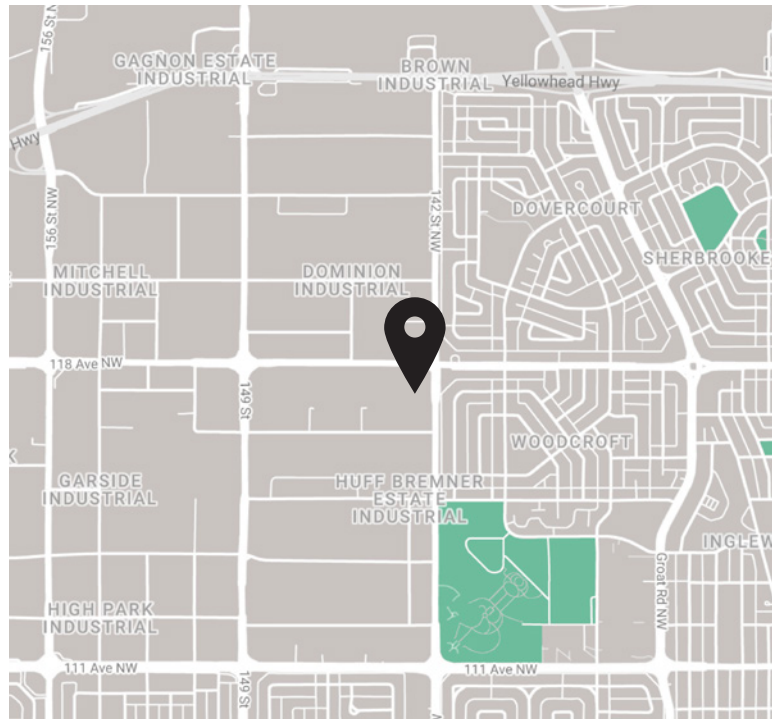
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# For Lease

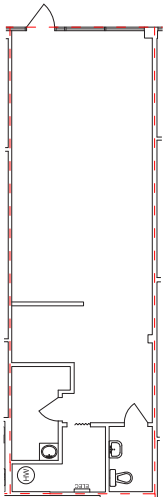
14315 - 118 Avenue, Edmonton, AB

## Offering Summary

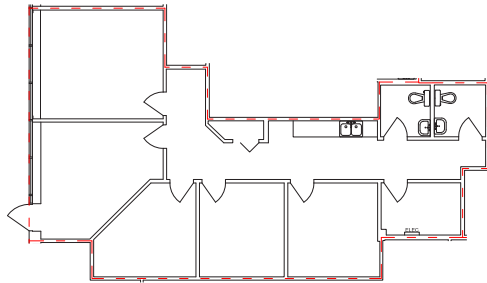
<b>Available:</b>	Suite 114: 769 sf
	Suite 150: 1,229 sf
	Suite 138: 12,392 sf*
*Demising options available	
<b>Net Rent:</b>	Starting at \$10.00 psf
<b>Additional Rent (2023):</b>	\$9.25 psf + Janitorial <i>includes utilities</i>
<b>Inducements:</b>	Negotiable
<b>Parking:</b>	2 Stalls/1,000 sf Free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



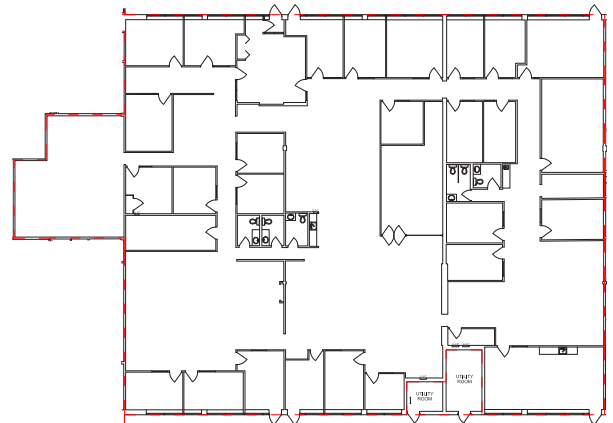
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