

FOR LEASE

MAIN FLOOR SPACE IN QUEEN MARY PARK

11715-108 Avenue, Edmonton, AB



HIGHLIGHTS

- 2,874 sq ft ± fully built out main floor professional office space with possibilities for retail and/or warehouse
- Centrally located building with unparalleled access to major thoroughfares
- Currently built out with a mix of offices, reception area, boardroom, lunchroom, and washroom
- Well maintained and professionally managed building

CONTACT

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ROYAL PARK
REALTY™

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6940-76 Avenue NW Edmonton, AB T6B 2R2

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Parkview Bldg | Main Floor Space For Lease in Central Edmonton



Move in ready office space in Central Edmonton

- Air conditioned
- Fibre optic
- Ample surface parking
- Building facade signage
- Public transit routes nearby
- Professionally managed
- Well maintained
- Pub/restaurant on-site

Property Information

MUNICIPAL ADDRESS	11715-108 Avenue NW, Edmonton, AB T5H 1B8
LEGAL DESCRIPTION	Plan: 1755KS; Block: 19; Lots: L & P
NEIGHBOURHOOD	Queen Mary Park
ZONING	IB (Industrial Business)
SPACE AVAILABLE	2,874 sq ft ±
PARKING	Ample
SIGNAGE	Facade
INTERNET	Fibre optic
HEATING	Rooftop HVAC

Lease Financials

LEASE RATE	Starting at \$12.00/sq ft
OPERATING COSTS	\$7.60/sq ft (includes utilities)
POSSESSION	Q4 2021

Additional Features

- Situated on 108 Avenue, providing easy access to the downtown core
- Close proximity to numerous amenities
- High traffic location
- Ample surface parking available

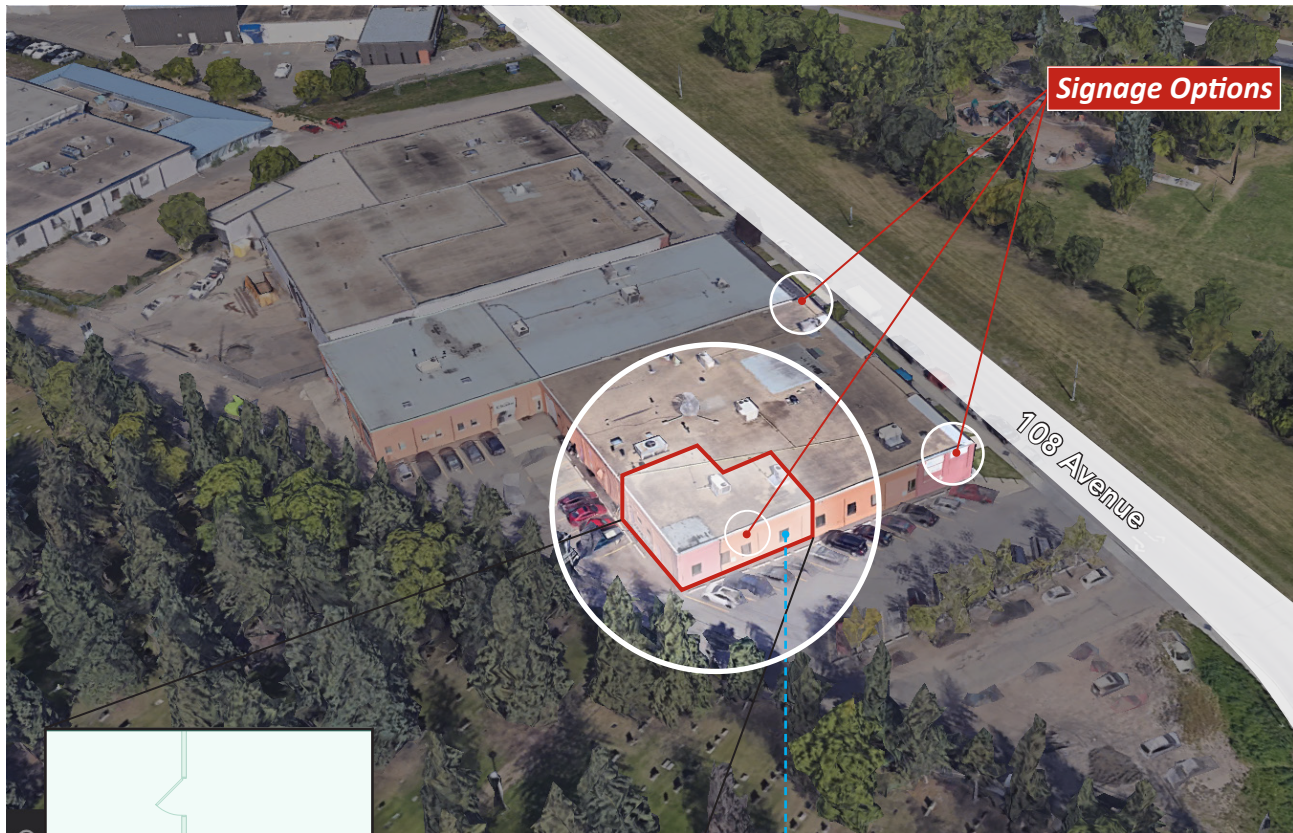


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HIGH EXPOSURE LOCATION



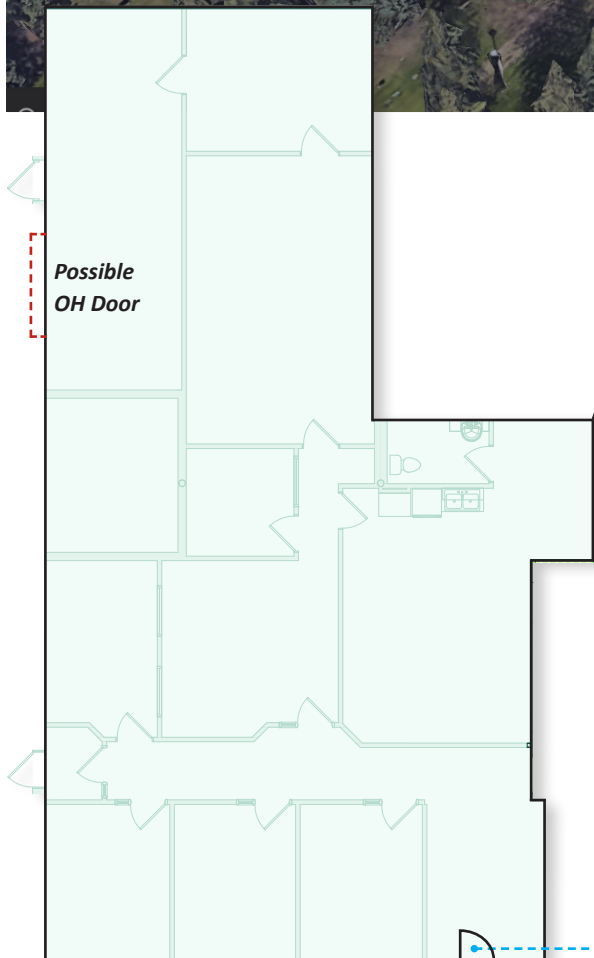
AMPLE PARKING ON-SITE



EXCELLENT ACCESS



CLOSE PROXIMITY TO AMENITIES



New entryway possible on southeast wall

Tenant Mix

- ABCU Credit Union Ltd.
- Chimo Youth Retreat Centre
- Rosario's Pub
- Shoken School of Karate
- Unity of Edmonton

Current build out includes:

- 7 Offices
- Boardroom
- Lunchroom
- Reception Area
- Washroom
- Storage Room

Unit B:
2,874 sq ft ±

**Landlord can alter current office layout to suit.

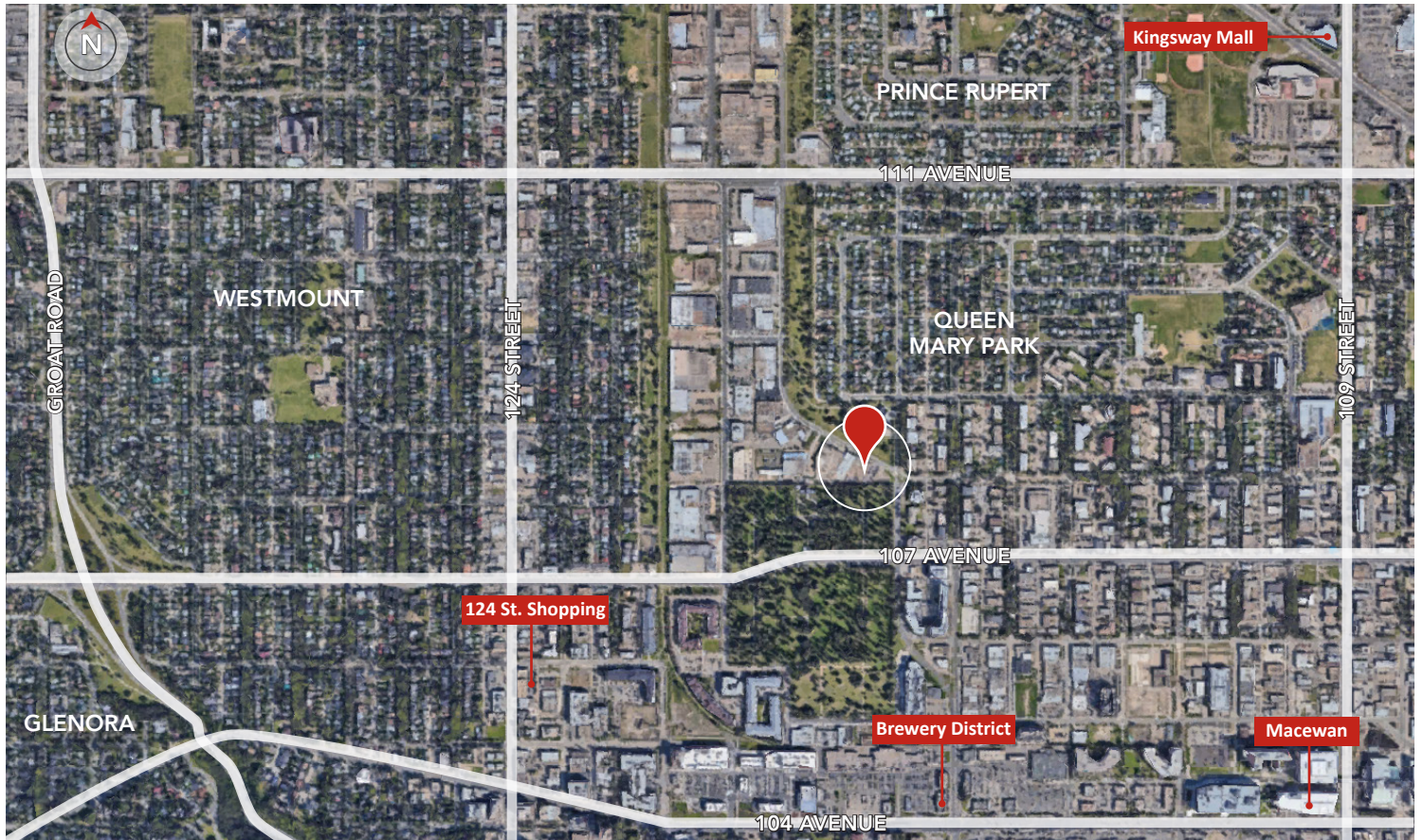


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About the area:

The Queen Mary Park neighbourhood is in close proximity to a variety of amenities including the Downtown Core, Oliver Square, Kingsway Mall, 124th Street shopping district and a variety of neighbourhood-level commercial centres. Many small parks and pathways are interconnected, providing open green space and recreation amenities. The area continues to see re-development and new development. Surrounded by mature communities including Westmount, Inglewood, Central McDougall, Prince Rupert, and Woodcroft.

Quality Based on Results, Not Promises.

Contact Our Team For More Information

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