# **FOR LEASE**

# PROFESSIONAL OFFICE SPACE AT UMC CENTRE

14020 128 Avenue, Edmonton AB



#### **HIGHLIGHTS**

- 1,171 sq ft (+/-) main floor, professional office space
- High visibility location fronting St. Albert Trail just 0.5 km from Yellowhead Trail
- Professionally managed office building with free surface parking and available underground parking
- 1.5 km from Christy's Corner (Moxie's, Famoso, Mucho Burrito, etc.)
- Starting at \$2.337/mo +/- gross (estimate based on basic rent and additional rent)

#### CONTACT

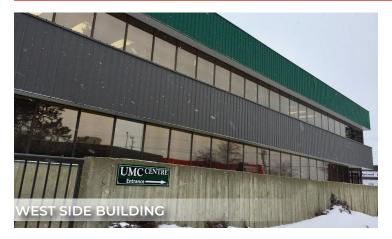
#### **THOMAS BRAUN** MBA

Partner, Associate C 780.690.8353 thomas@royalparkrealty.com



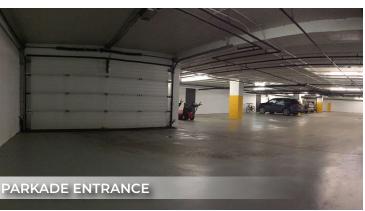
**T** 780.448.0800 **F** 780.426.3007 #201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

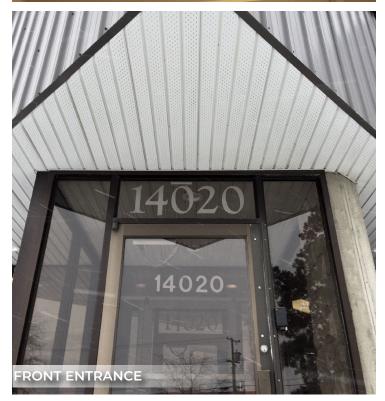
## **PHOTOS**















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#### **PROPERTY DETAILS**

ADDRESS 14020 128 Avenue, Edmonton AB

**LEGAL DESCRIPTION** Plan: 7620006 Block: 2 Lot: 11

**ZONING** IB - Business Industrial

BUILT 1970's +/-

**CONSTRUCTION TYPE** Concrete and steel beam

**BUILDING SIZE** 19,864 sq ft +/-

**SPACE AVAILABLE** 1,171 sq ft +/- main floor office

**SITE IMPROVEMENTS** Professional landscaping, asphalt

parking (surface), concrete underground parking

**PARKING** Surface: 2.7 stalls/1,000 sq ft

Underground: 2 stalls/1,000 sq ft

at \$75/stall/month

POSSESSION Immediate

**SECURITY** FOB activated door and onsite

security cameras

**INTERNET** Fibre in the building





#### **OFFICE DETAILS**

CEILING HEIGHT 9' clear (TBC)

**HEATING &** Boiler and air conditioning

COOLING

**LIGHTING** Fluorescent

**LAYOUT** Main floor has reception, 2 offices,

bullpen, kitchenette and a wall of

windows





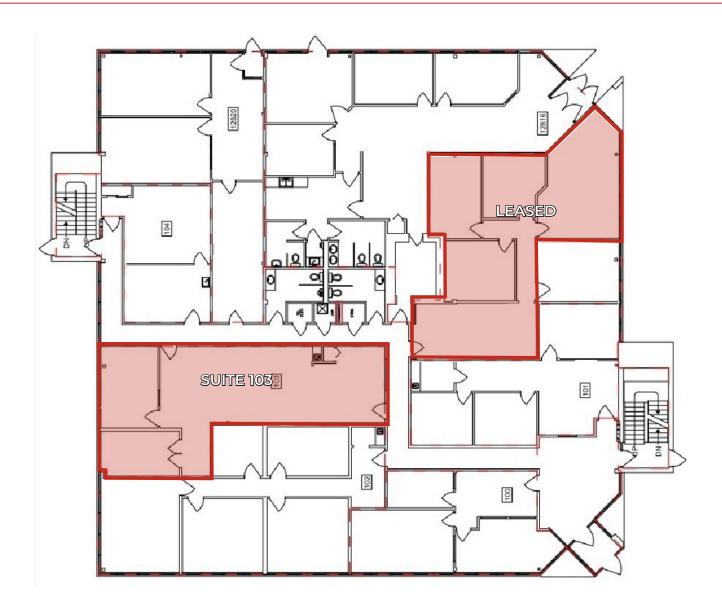




- On site security camera
- Fob activated door
- · Professional landscaping
- Asphalt Surface
- Concrete undergound parking



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#### **FINANCIALS**

AREA (sq ft) GROSS RENT (\$/mo)\*\*

Floor plans provided for reference only, actual may vary.



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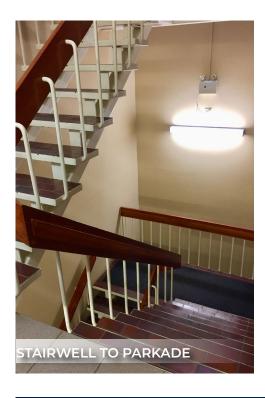
<sup>\*\*</sup> Values are monthly gross rents based off annual basic and additional rent and subject to change without notice.\*\*

#### **PHOTOS**



- Large offices
- Walls of windows
- New flooring
- New paint
- New blinds



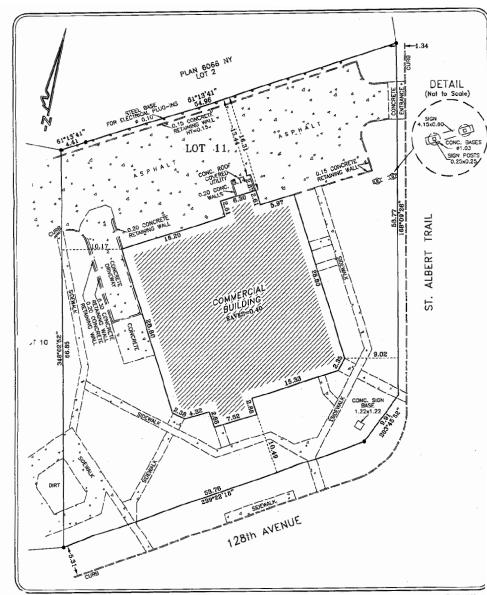




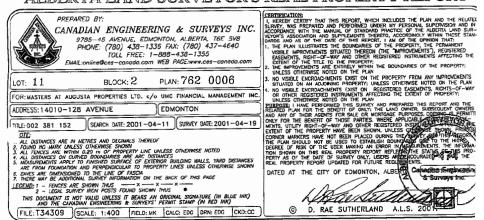




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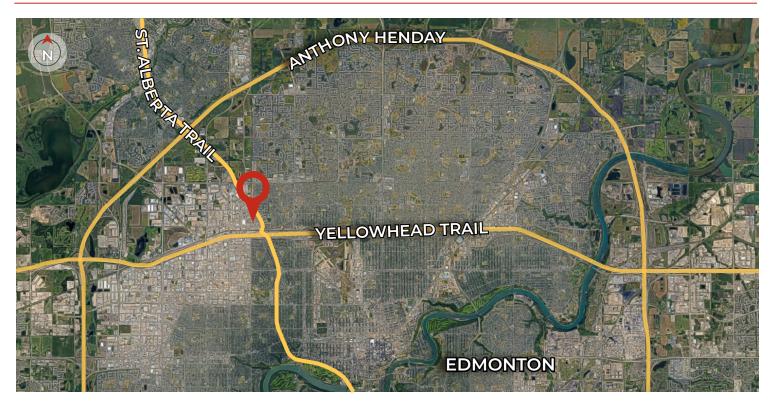
#### ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT





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#### **REGIONAL MAP**



## **LOCAL MAP**





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#### ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- · We service the greater Edmonton area
- · Two offices Edmonton and Nisku
- Over 10 professional associates representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term our brand and reputation are paramount to us and we serve our clients accordingly

# THOMAS BRAUN Partner/Associate, MBA - BIO



C 780.690-8353 thomas@royalparkrealty.com Thomas Braun, Partner/Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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