

Carver Building

Up to 7,643 SF available

14815 - 119 Avenue
Edmonton, Alberta T5L 2N9
www.cbre.ca



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Attractive & modern office space

Move in ready space with flexible size options. Fully developed space over two floors, with functional layouts for a variety of users. Numerous upgrades have been completed to the 2nd floor.

For Lease

Leasing Details

Property Address	14815 119 Avenue
Zoning	Medium Industrial Zone (IM)
Year Built	1974
Area Breakdown	Main Floor: ± 3,664 SF Second Floor: ± 3,979 SF
Net Rental Rate	\$9.00 - \$11.00 / SF
Operating Costs	\$7.66 / SF + janitorial
Parking Ratio	25 surface stalls ± 2.3 stalls / 1,000 SF (Street parking also available)
Parking Cost	Included
Signage	Negotiable

2

Floors Available

7,643 SF

Maximum Contiguous Space Available



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Main Floor

±3,664 SF

Enclosed offices (5)

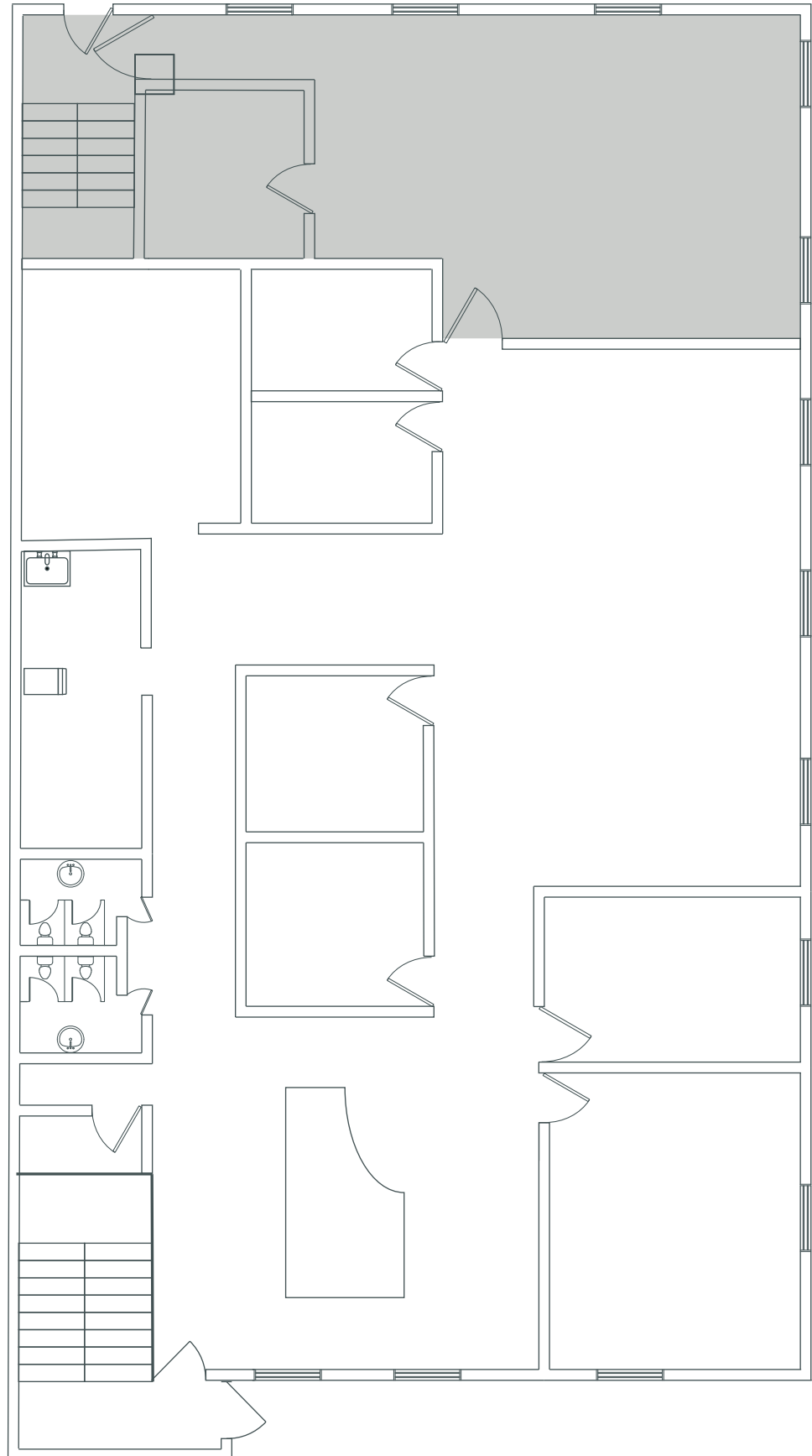
Open area for workstations

Meeting rooms (2)

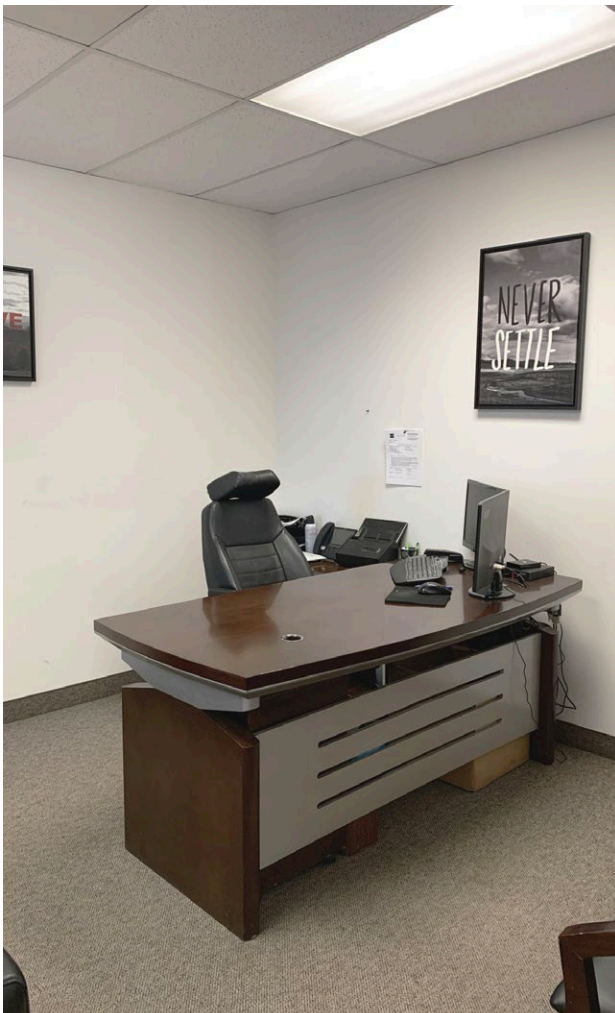
Reception area

Kitchen

Washrooms



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2nd Floor

±3,979 SF

Enclosed offices (6)

Large training room /
enclosed open work area

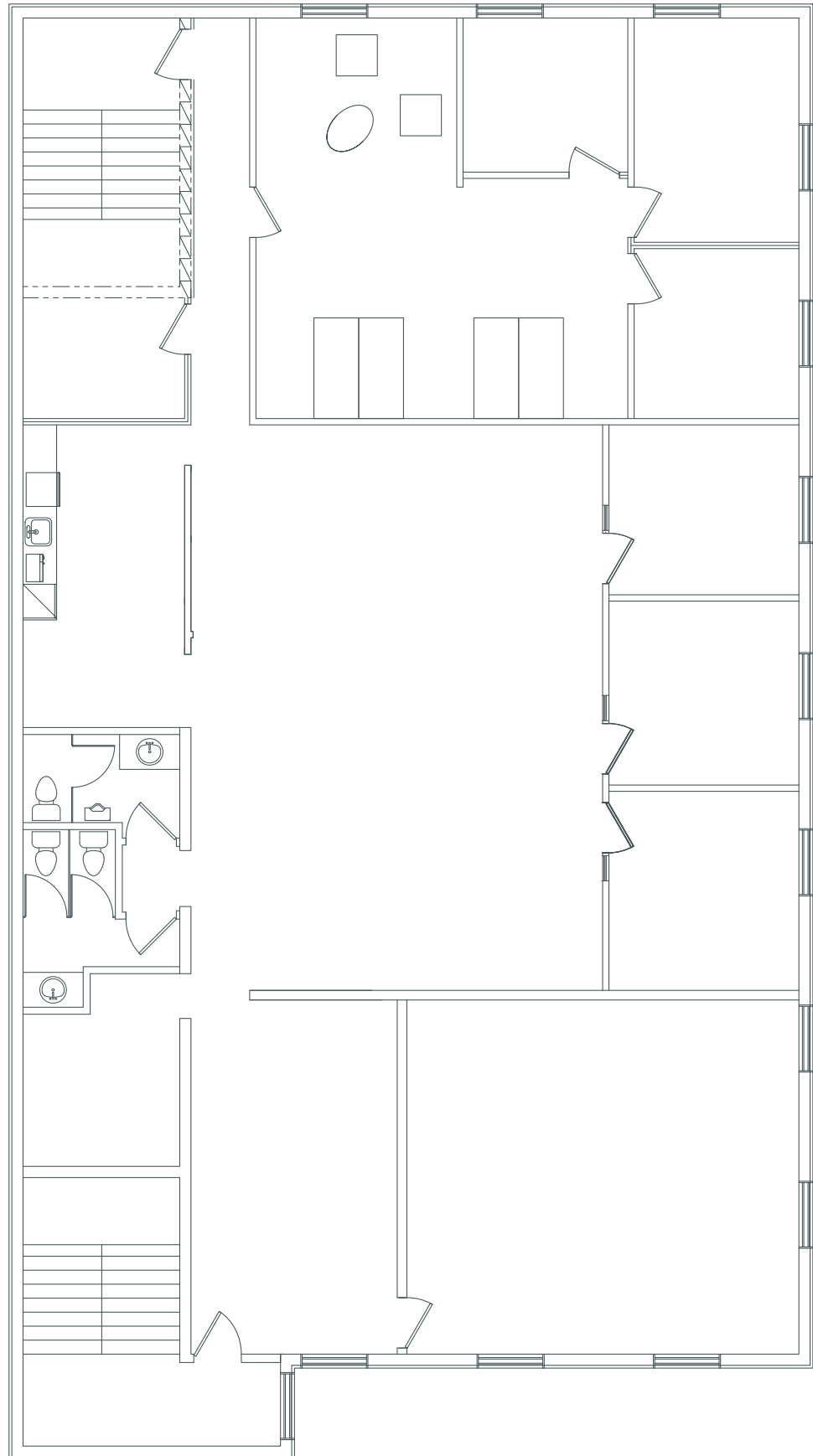
Open areas for workstations

Reception / lounge area

Kitchen

Secure Storage

Washrooms



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For Lease

3 MIN

To Yellowhead Trail

6 MIN

To St. Albert Trail
/ Groat Road

12 MIN

To Anthony Henday

12 MIN

To Downtown



Contact Us

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