# FOR LEASE CORONATION PLAZA



14310 111 Avenue, Edmonton, AB



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## PROPERTY FEATURES

- This building has been fully refurbished including lobby and other common areas.
- Pylon signage opportunities available.
- New elevators.

### PROPERTY DETAILS

**AVAILABLE SIZE** 

West Tower: #401 - 2,319 SF West Tower: #500 - 10,519 SF

**LEASE RATE** 

Market

**OPERATING COSTS** 

\$16.50 per SF (2025) Includes utilities and in-suite janitorial

**TENANT IMPROVEMENT**Negotiable

**PARKING** 

2.5 stalls per 1,000 SF at \$135 - underground stalls \$80 - \$90 - surface stalls



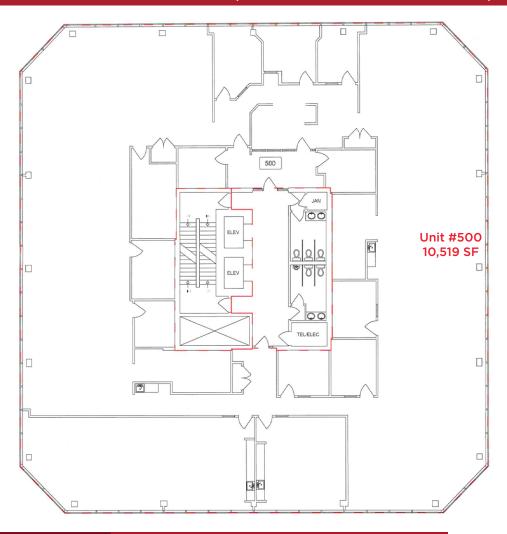


### PROPERTY PHOTOS





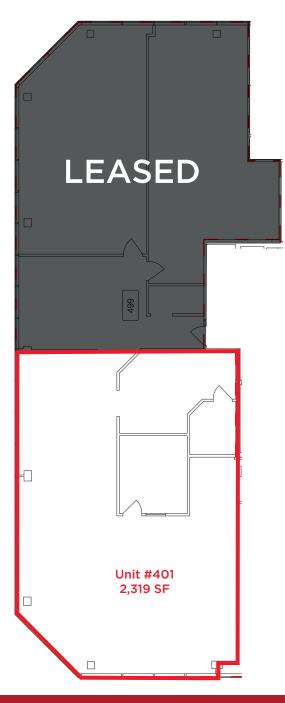
#### 5TH FLOOR (WEST TOWER)





#### **Dustin Bateyko**

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4TH FLOOR (WEST TOWER)