FOR LEASE

119 STREET CHARACTER OFFICE SPACE

11302-119 Street NW, Edmonton, AB



HIGHLIGHTS

- · 2,320 ft ± fully built out character office unit
- · Open high beam ceilings and exposed brick
- Includes executive offices, boardroom, kitchenette and a shared washroom
- Ideal for many professional users including accountants, lawyers, consulting firms, administrative and more
- Fronting 119 Street with excellent access to Kingsway Avenue and minutes to the downtown core

CONTACTS

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SCOTT ENDRES

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

FOR LEASE | Unit 1, 11302-119 Street NW, Edmonton, AB

MUNICIPAL ADDRESS Unit 1, 11302-119 St NW,

Edmonton, Alberta

LEGAL DESCRIPTION Plan: 1743HW; Block: 193;

Lot: B

ZONING IM (Medium Industrial)

TYPE OF SPACE Office

NEIGHBOURHOOD Prince Rupert
UNIT 1 2,320 sq ft ±

PARKING Additional parking

available across the street

FINANCIALS

LEASE RATE \$11.75/sq ft

OPERATING COSTS \$10.50/sq ft (est. includes

taxes, building insurance, property management

and utilities)

TERM Five (5) Years

POSSESSION Immediate

ADDITIONAL HIGHLIGHTS

- Build out includes reception area, 4
 executive offices, large boardroom, open
 work space, and 2 washrooms
- Move-in ready
- · Close proximity to numerous amenities



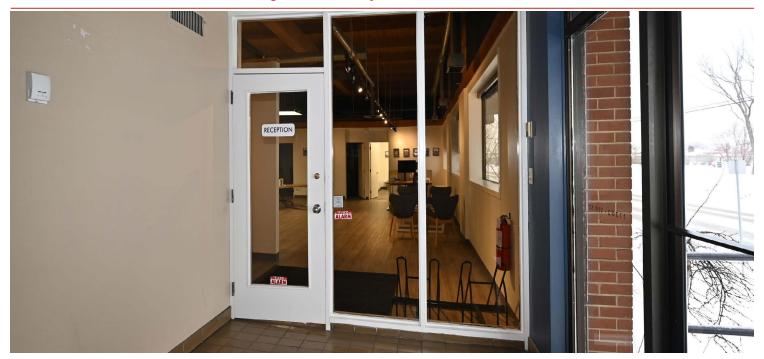






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Character move-in ready office space in central Edmonton

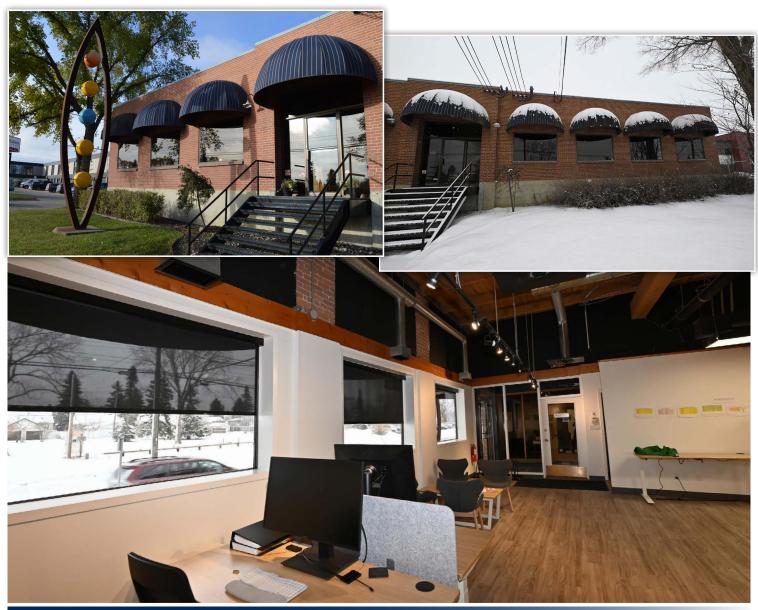


PROPERTY LOCATION





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Quality Based on **Results**, Not **Promises.**

Contact Us For More Information



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