



**11050 - 156 STREET | EDMONTON, AB | SECOND FLOOR OFFICE**

**PROPERTY DESCRIPTION**

- Parking ratio of 3.6 stalls per 1,000 sq.ft. usable area
- Conveniently located in a mix of commercial and residential areas
- Second floor walk up office space on a visible corner intersection with exposure to 111 Avenue
- Extra storage space available on site
- Ample surface parking
- Potential for pylon signage
- Professionally managed building

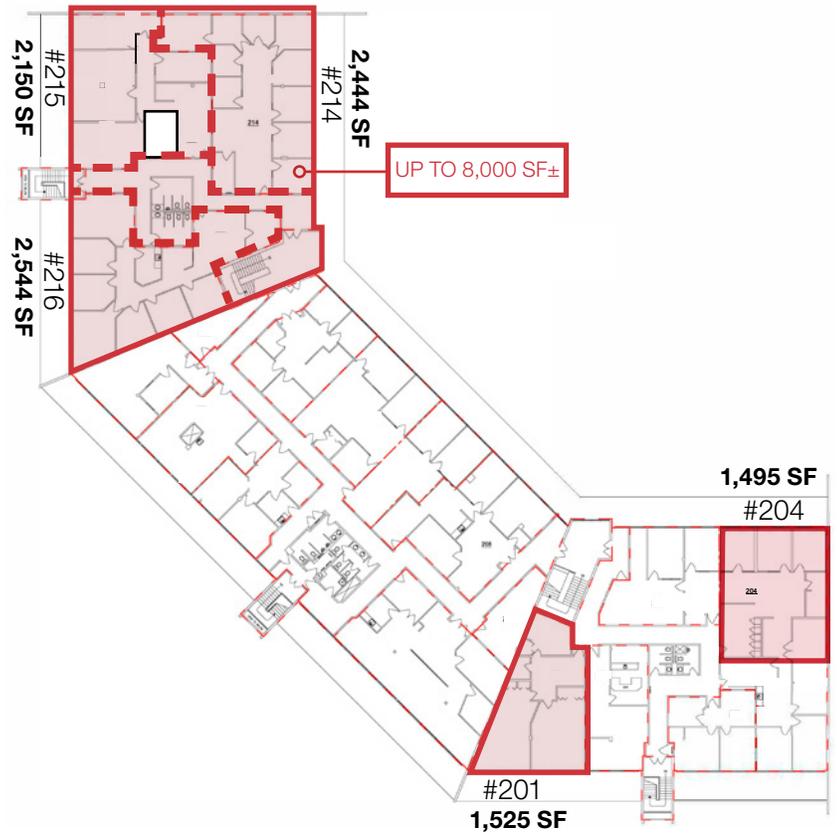
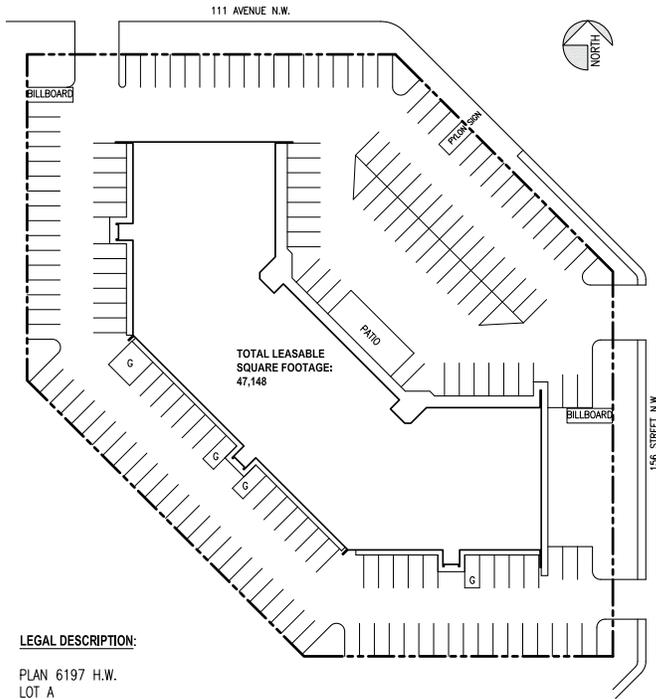
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**ADDITIONAL INFORMATION**

AREA AVAILABLE	From 1,500 sq.ft.± up to 7,138 sq.ft.±
LEGAL DESCRIPTION	Plan 6197HW, Lot A
ZONING	General Commercial (CG)
AVAILABLE	Immediately
LEASE TERM	3 - 10 years
NET LEASE RATE	Starting at \$6.00/sq.ft./annum
OPERATING COSTS	\$9.50/sq.ft./annum (2024/25 estimate) Includes property taxes, building insurance, common area maintenance, utilities (power, gas, water) and management fees.

\*Variety of configuration and office layouts available. See lister for details.



PREVIOUS SHOW SUITE



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