

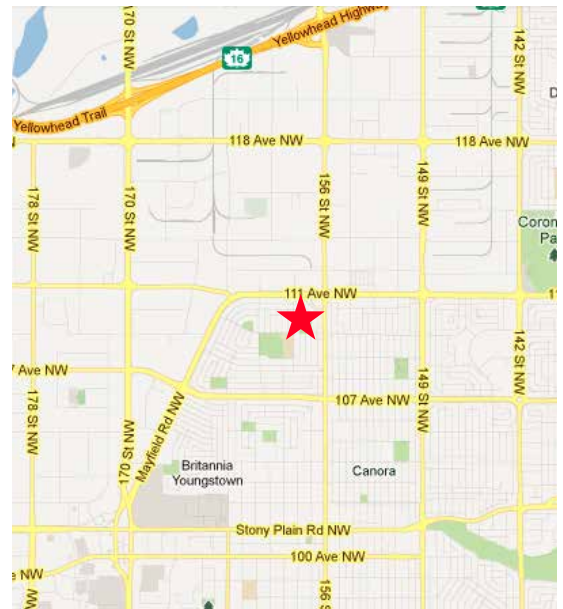


11050 - 156 Street

Edmonton, Alberta

Property Features

- 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
- Multiple exterior and common area upgrades underway
- Ample surface parking
- Potential for pylon signage
- Professionally managed building



Chad Snow

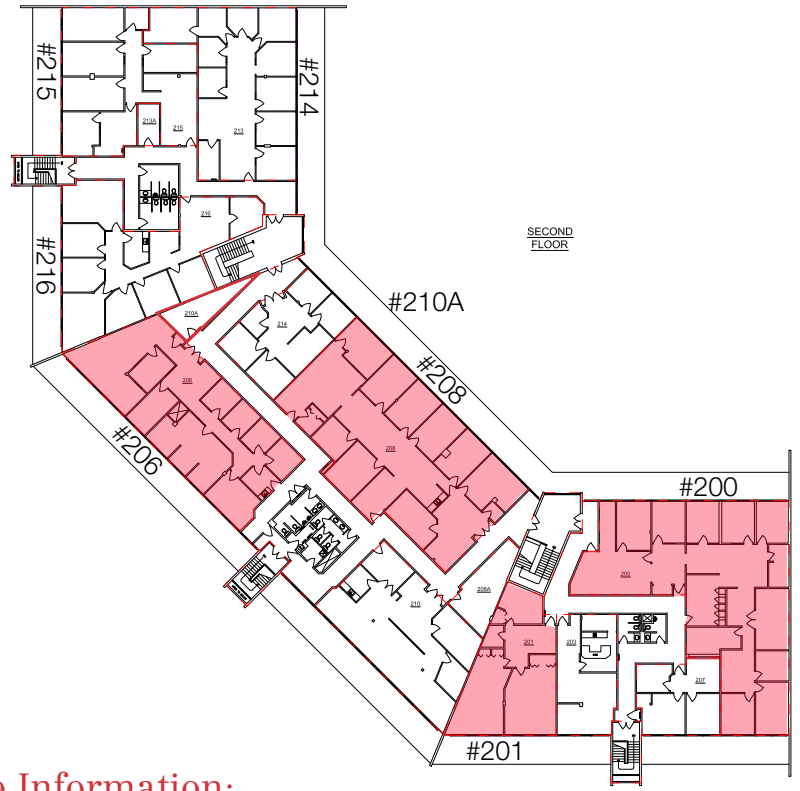
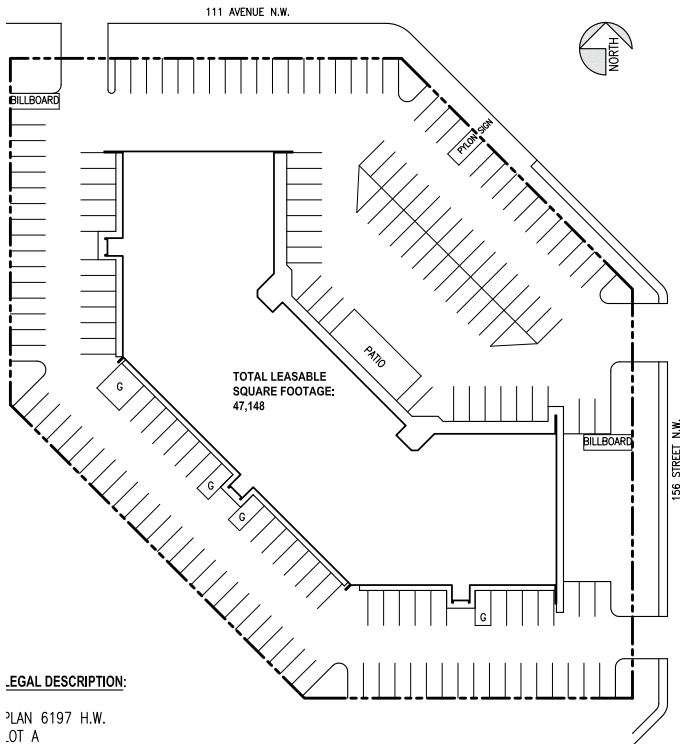
780 436 7410

csnow@naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

4601 99 Street NW
Edmonton, AB T6E 4Y1
+1 780 436 7410
naiedmonton.com

For Lease
Second Floor Office



CS15 5781-A

11050 - 156 Street

Edmonton, Alberta

Lease Information:

- Available areas: Suite 200 - 3,967 sq. ft.*
Suite 201 - 1,525 sq. ft.
Suite 206 - 2,828 sq. ft.
Suite 208 - 3,864 sq. ft.
*Demisable
- Legal description: Plan 6197HW, Lot A
- Available immediately
- CSC zoning (Shopping Centre Zone)
- Lease rate starting at \$8.00 per sq. ft. per annum net
- Operating costs estimated at \$11.50 per sq. ft. (2016/2017 estimate). Includes building insurance, common area maintenance, property taxes, management fees, gas, water and power.
- Variety of configurations and office layouts available. See lister for details.

Chad Snow

780 436 7410
csnow@naiedmonton.com