

North City Centre

Move in Ready, High Quality
Office Space

13245 140 Avenue NW
Edmonton Alberta

Signage Opportunity // Fibre Optic Available



North City Centre

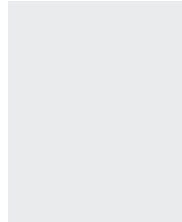
13245 140 Avenue NW | Edmonton, AB



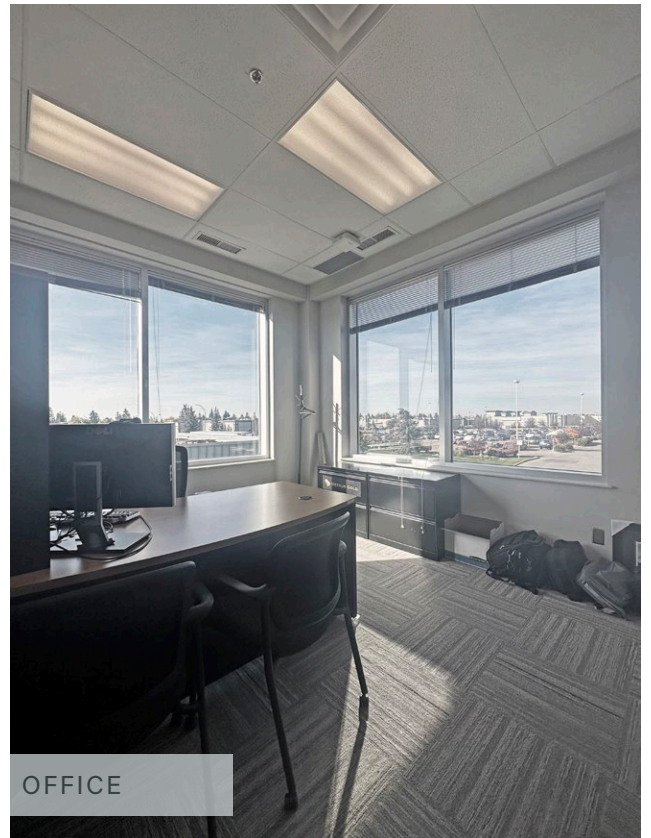
OFFICE



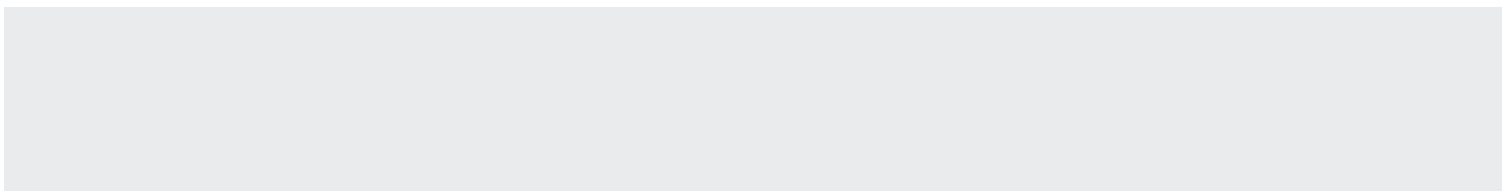
RECEPTION



BOARDROOM



OFFICE



Property Details



Availabilities

Suite 201 - 6,020 SF



Parking

Ample surface, no charge



Net Rent

\$16.00 - \$17.00 / SF



Professional Tenant Profile



Op Costs (2023)

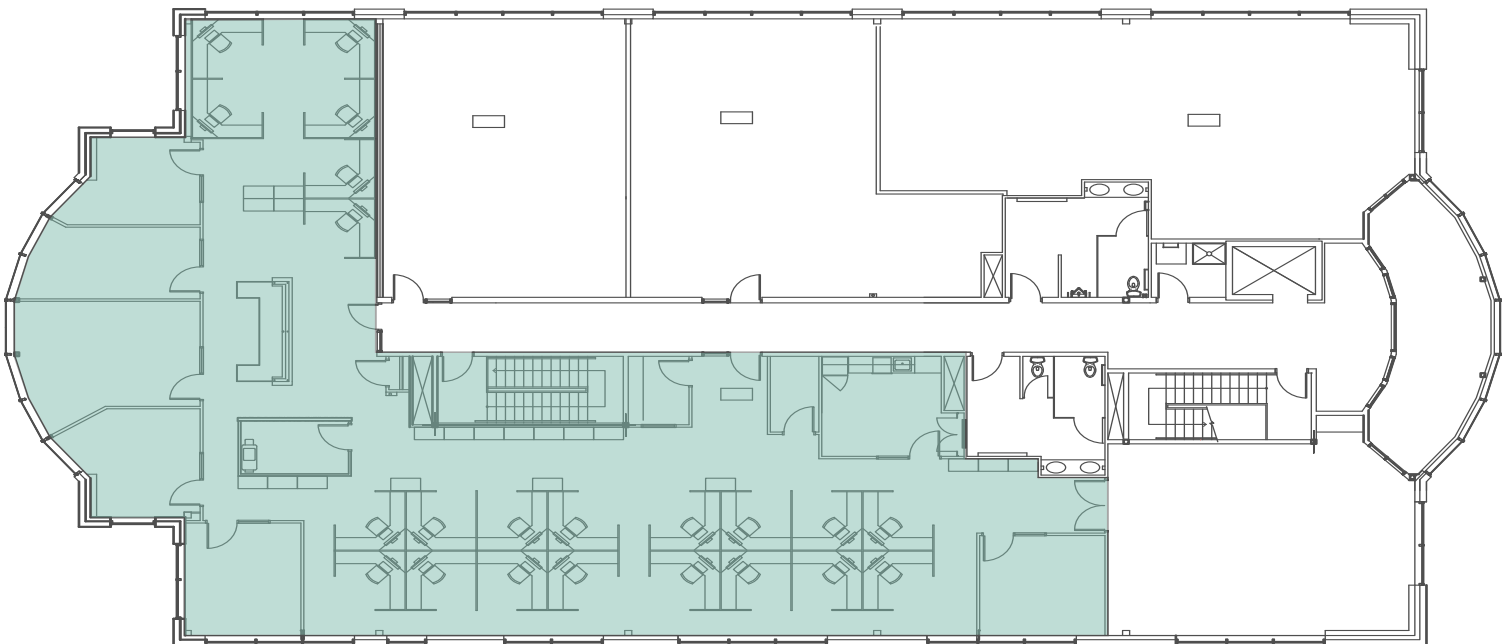
\$17.03 / SF (2023)



Ready for Occupancy

September 1, 2024

(can be made available earlier)



SECOND FLOOR

6,020 SF



137th Ave Amenities

Restaurant / Fast Food / Groceries

- + Starbucks
- + Tim Horton's
- + Burger King
- + Edo Japan
- + Freshii
- + Mr. Sub
- + Dairy Queen
- + McDonald's
- + Press'd
- + KFC
- + A&W
- + Mucho Burrito
- + The Chopped Leaf
- + Jay Bee's
- + Tutti Frutti
- + Albert's
- + Cora
- + Joey's Seafood
- + Boston Pizza
- + Moxie's
- + The Keg
- + Freshco
- + Real Canadian Superstore

Retail

- + Staples
- + Leon's
- + The Home Depot
- + Best Buy
- + Winner's
- + JYSK
- + Dollarama
- + Homesense
- + Petsmart
- + Partsource

Pharmacy & Services

- + Fast Fuel
- + Mobil
- + Bubbles Car Wash
- + Lube City
- + Mr. Lube
- + Shoppers Drug Mart
- + Servus Credit Union
- + BMO
- + Alberta One-Stop Registry
- + Chatters Hair Salon
- + Cineplex Odeon
- + Planet Fitness
- + GYMVMT

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