

# 149<sup>th</sup> Street Business Centre

14956 & 14964 - 121A Avenue  
Edmonton, Alberta T5V 1A3

Main & Second Floor Availabilities



**149 Street Business Centre**  
14956 & 14964 - 121A Avenue



Well located on one of West Edmonton's busiest through-ways with excellent illuminated pylon and fascia signage opportunities for tenants. Easy access, with ample tenant parking and dedicated customer parking make this complex an ideal location for professional office services and commercial retail users.

## Leasing Details



**Net Rental Rate**  
\$14.00 / SF



**Operating Costs (2024)**  
Main: \$9.92 / SF + Janitorial  
Second: \$10.73 + Janitorial



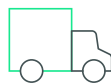
**Availabilities**  
Suite 14956 - 4,378 SF  
Suite 202 - 1,880 SF\*\*  
*\*\*Size subject to confirmation*



**Lease Term**  
Flexible lease options  
5 - 10 year preferred



**Signage**  
Pylon signage along 149 Street &  
Fascia signage available



**Loading**  
Suite 14956 - Light loading abilities



**Parking Ratio**  
2 per 1,000

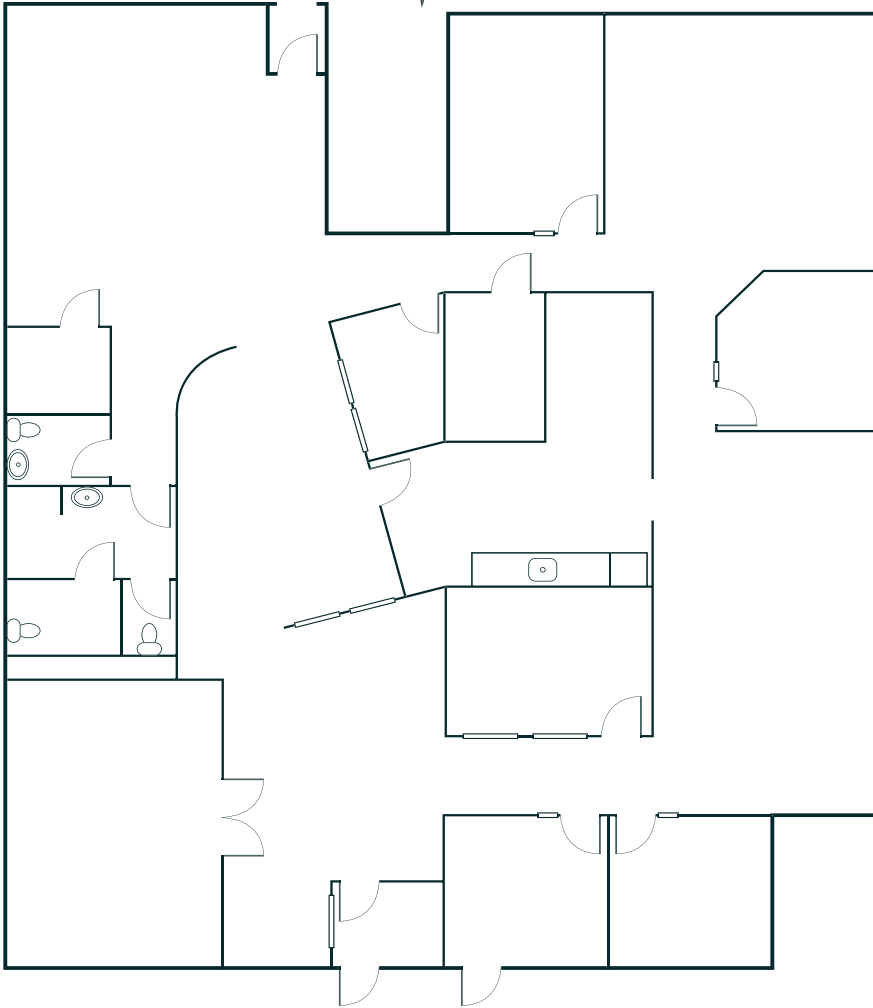


**Parking Costs**  
Market

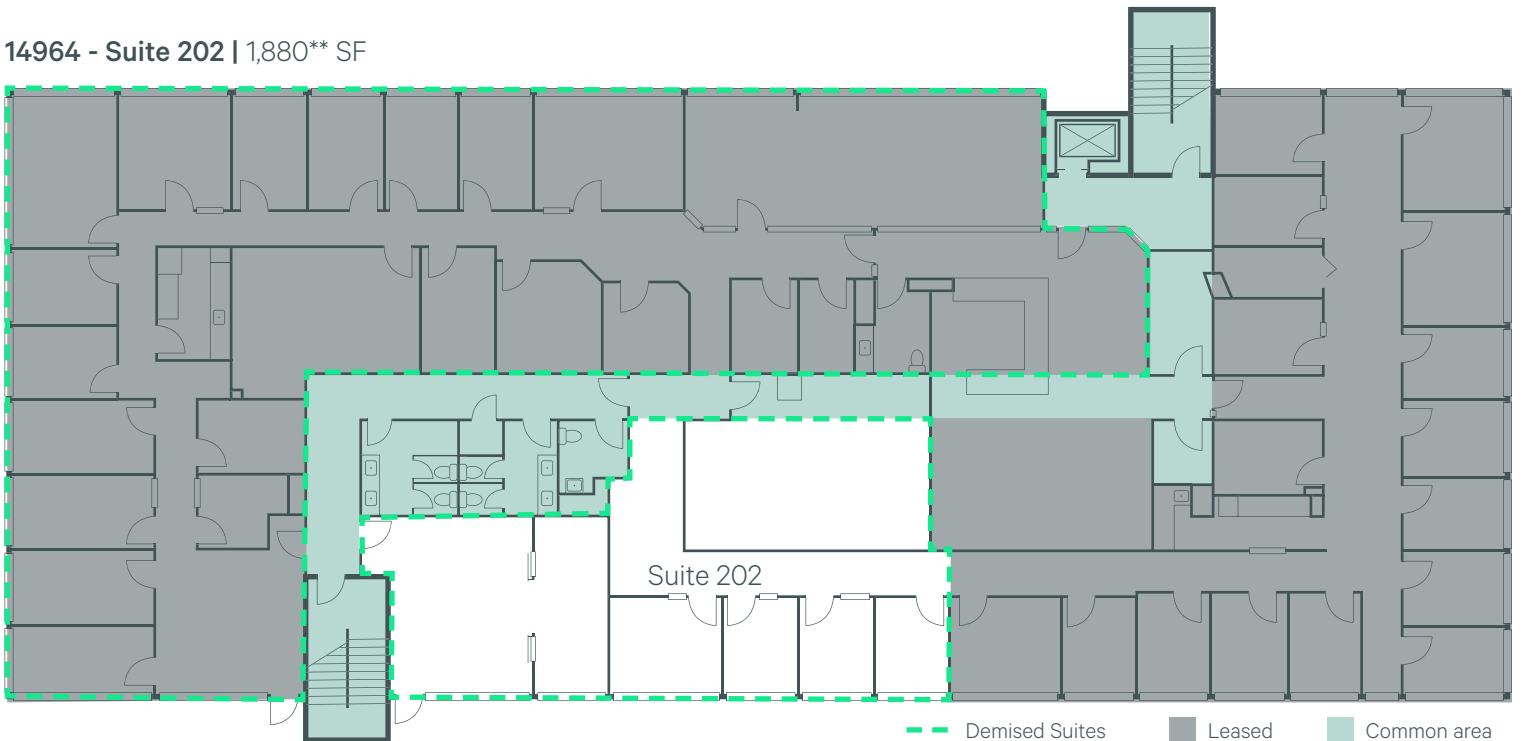
14956 - Suite 14956 | 4,378 SF



[Click for Virtual Tour](#)



14964 - Suite 202 | 1,880\*\* SF

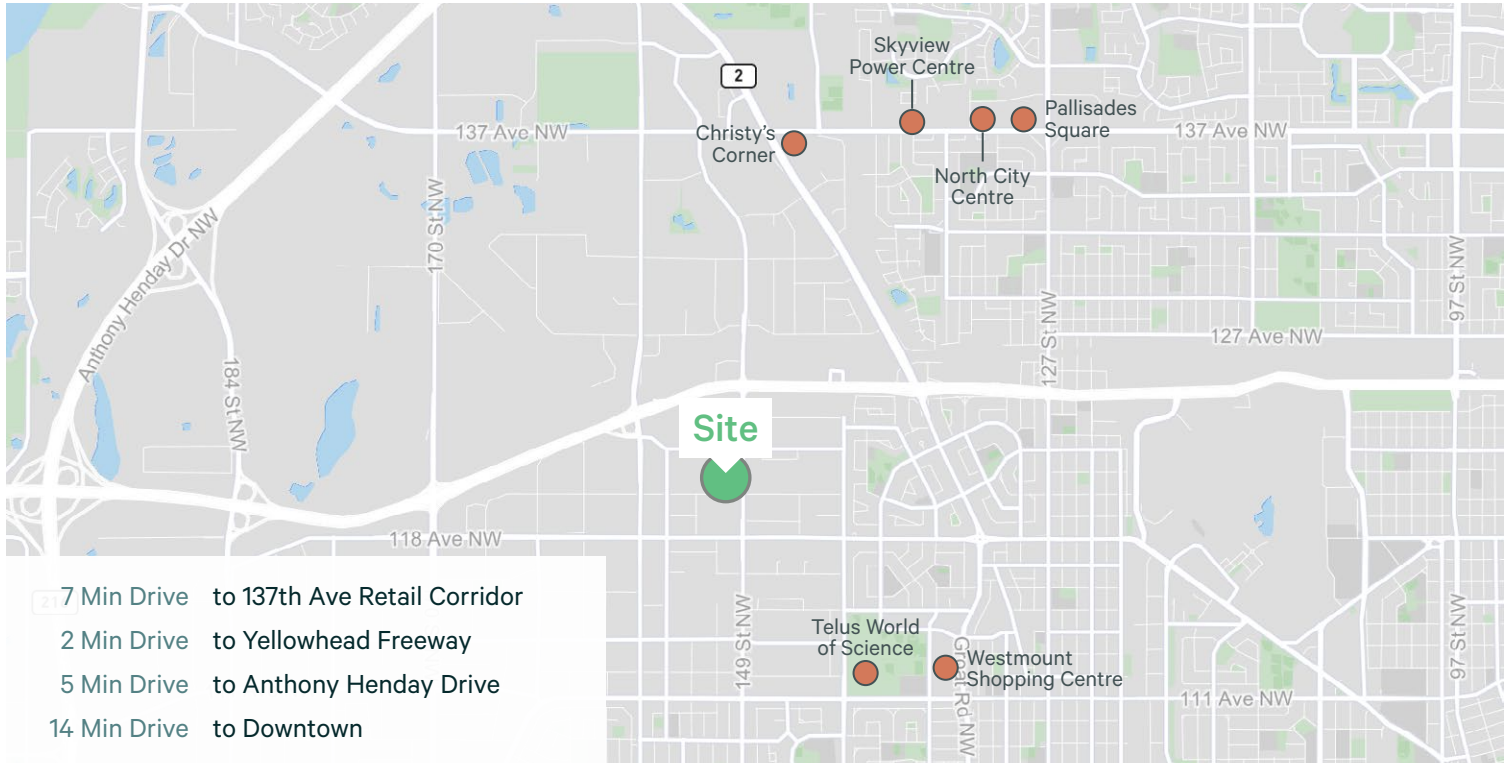


Suite 202

--- Demised Suites    ■ Leased    ■ Common area

# 149 Street Business Centre

14956 & 14964 - 121 A Avenue



## Nearby Amenities

### Westmount

#### Shopping Centre

- + Safeway
- + Shoppers Drug Mart
- + Dollarama
- + Home Depot
- + TD Canada Trust
- + Boston Pizza
- + McDonald's
- + Tim Hortons

#### Christy's Corner

- + Cineplex Cinemas
- + ClubFit Gym
- + Moxie's Grill & Bar
- + Booster Juice
- + Beijing House
- + Sushi Toshi
- + Famoso
- + Louisiana Purchase

#### Skyview Power Centre

- + The Keg
- + Fionn MacCool's
- + Freshii
- + Burger King
- + Starbucks
- + Best Buy
- + Winners
- + ATB Financial

#### North City Centre

- + Staples
- + Shoppers Drug Mart
- + Scotiabank
- + Mr. Sub
- + Albert's
- + Papa John's Pizza
- + Pho 39

#### Pallisades Square

- + Safeway Liquor
- + Mr. Lube
- + CIBC
- + Bubbles Car Wash
- + Tutti Frutti

#### Other Amenities

- + Telus World of Science
- + Edmonton Public Library

## Find Out More

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