

FOR LEASE

119 STREET CHARACTER OFFICE SPACE

11302-119 Street NW, Edmonton, AB



HIGHLIGHTS

- 868 sq ft & 1,842 sq ft ± fully built out character office units
- Open high beam ceilings and exposed brick
- Each unit includes executive offices, boardroom, kitchenette and have a shared washroom
- Ideal for many professional users including accountant, lawyer, consulting firms, administrative and more
- Fronting 119 Street with excellent access to Kingsway Avenue, minutes from the downtown core



CONTACTS

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ROYAL PARK
REALTY™

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

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FOR LEASE | Unit 6, 11302-119 Street NW, Edmonton, AB

| | |
|-------------------|---|
| MUNICIPAL ADDRESS | Unit 6, 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 6 | 868 sq ft ± |
| PARKING | Additional parking available across the street |

FINANCIALS

| | |
|-----------------|---|
| LEASE RATE | \$11.00/sq ft \$9.75/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

- **Unit 6** build out includes:
 - 3 offices
 - boardroom
 - kitchenette
 - shared washroom
- Move-in ready
- Separate exterior entrance
- Close proximity to numerous amenities



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FOR LEASE | Unit 102, 11302-119 Street NW, Edmonton, AB

| | |
|--------------------------|---|
| MUNICIPAL ADDRESS | Unit 102, 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 102 | 1,842 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

- **Unit 102** build out includes:
 - 5 offices
 - boardroom
 - kitchenette
 - shared washroom
- Move-in ready
- Separate exterior entrance
- Close proximity to numerous amenities



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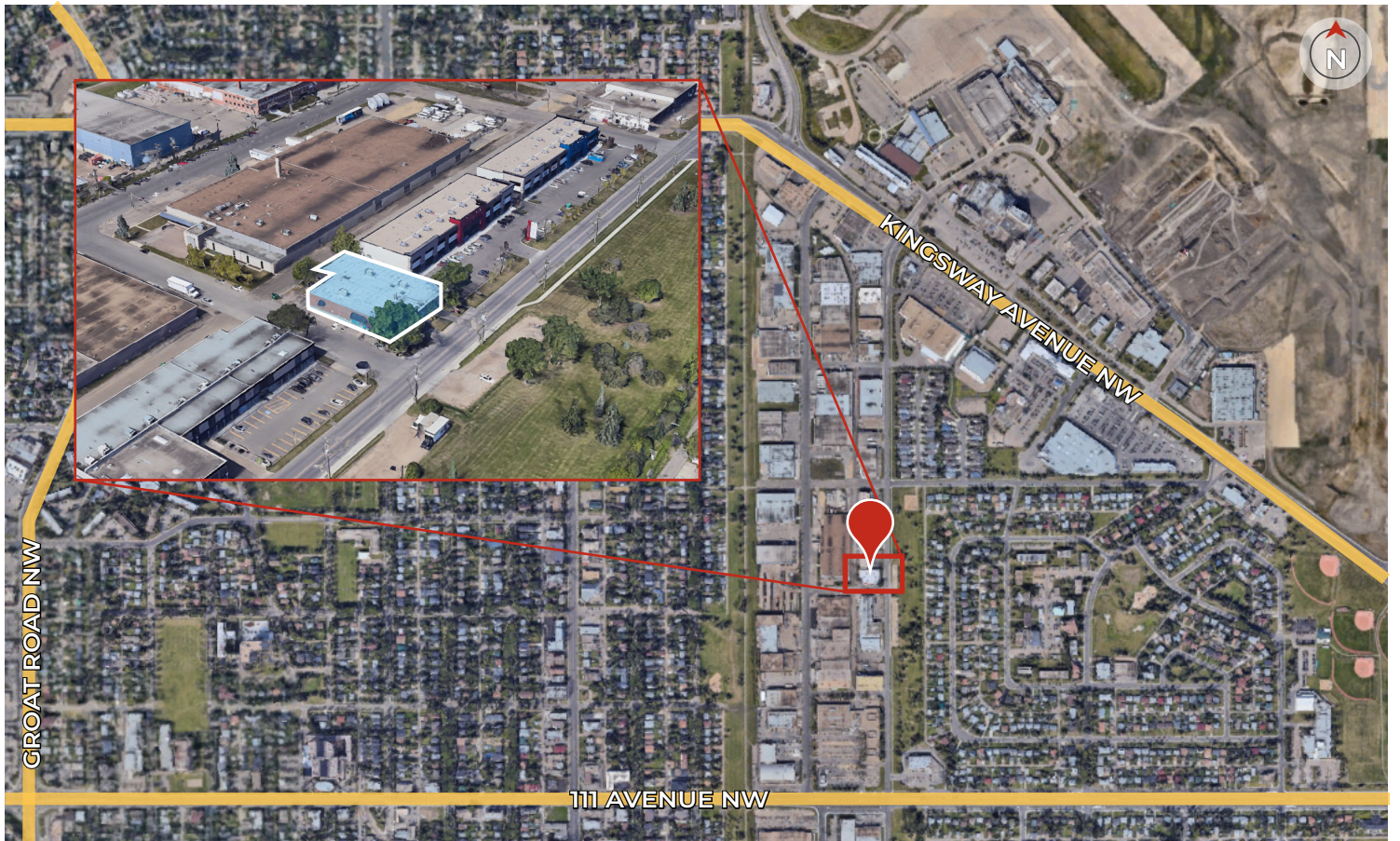
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FOR LEASE | Unit 102, 11302-119 Street NW, Edmonton, AB



PROPERTY LOCATION



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

Contact Us For More Information

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