



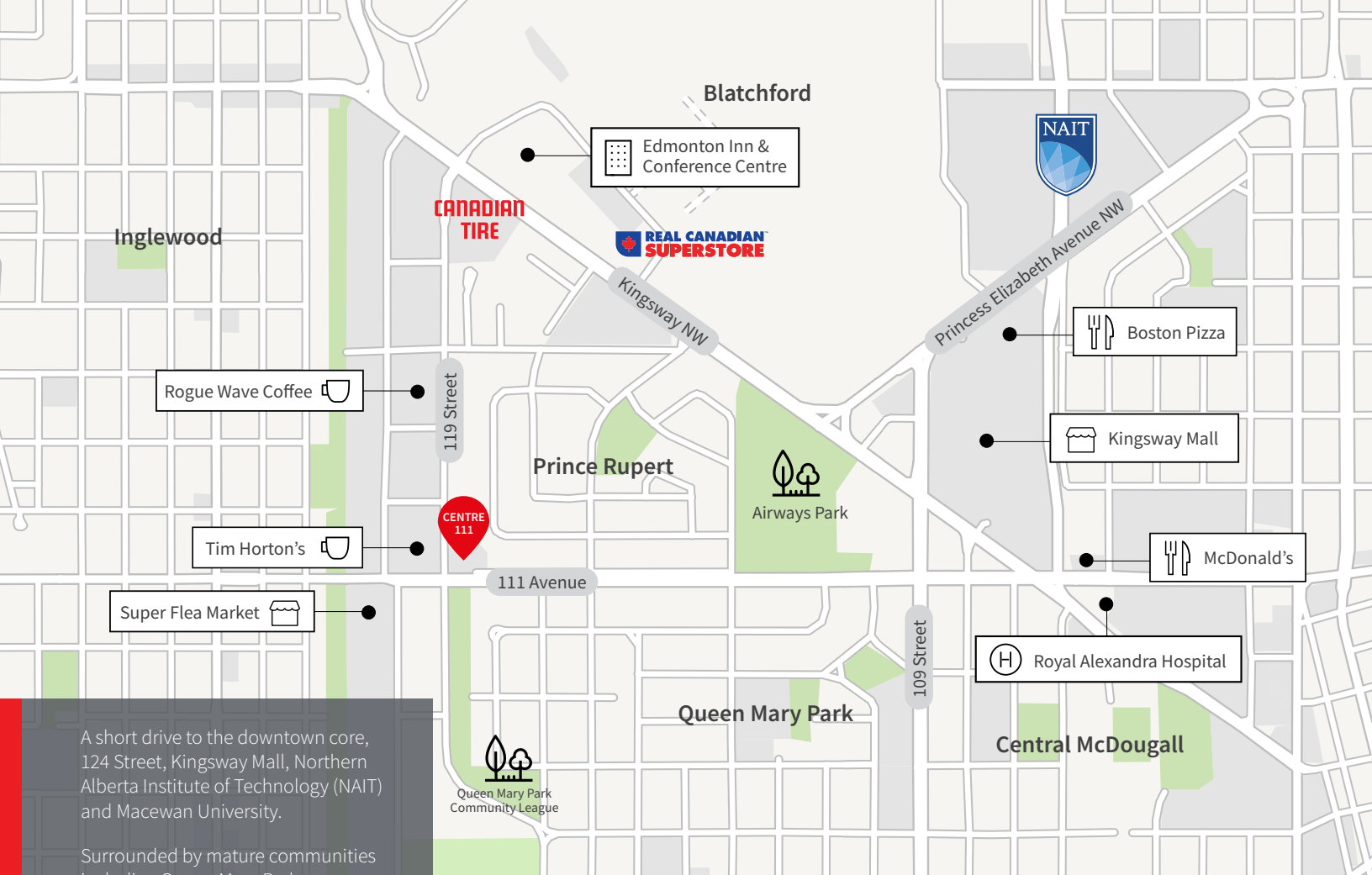
**For Lease**

# Centre 111

11830 111 Avenue | Edmonton, Alberta

**Up to 1,326 SF second floor office space**

Located on the northeast corner of 111 Avenue & 119 Street, in the mature neighbourhood of Prince Rupert.



A short drive to the downtown core, 124 Street, Kingsway Mall, Northern Alberta Institute of Technology (NAIT) and Macewan University.

Surrounded by mature communities including Queen Mary Park, Westmount, Inglewood, Central McDougall, and Woodcroft.

## Property Details

<b>Leasable Areas:</b>	<b>Suite 201</b>	1,326 SF
	<b>Suite 209</b>	1,000 SF
<b>Lease Rates:</b>	<b>Second Floor</b>	\$12.00 PSF
	<b>Second Floor</b>	\$15.73 PSF
<b>Operating Costs (2023):</b>	<b>Second Floor</b>	\$15.73 PSF
<b>Parking:</b>	Free surface parking	

- Two-storey building with brick exterior
- Pub/restaurant on site
- Professionally managed
- Ample surface parking available
- Several public transit routes nearby
- Surrounding retail amenities include Tim Horton's, Rogue Wave Coffee, Doughnut Party, The Local Omnivore, and much more.



**Chad Boddez**  
Senior Vice President  
Office Leasing & Sales  
+1 780 328 2567  
Chad.Boddez@jll.com

**Bruce Peters**  
Assistant Vice President  
Retail Leasing & Sales  
+1 780 328 2577  
Bruce.Peters@jll.com

**JLL Edmonton Office**  
Suite 2101 TD Tower  
10088 102 Avenue NW  
Edmonton, Alberta T5J 2Z1  
[jll.ca](http://jll.ca)