

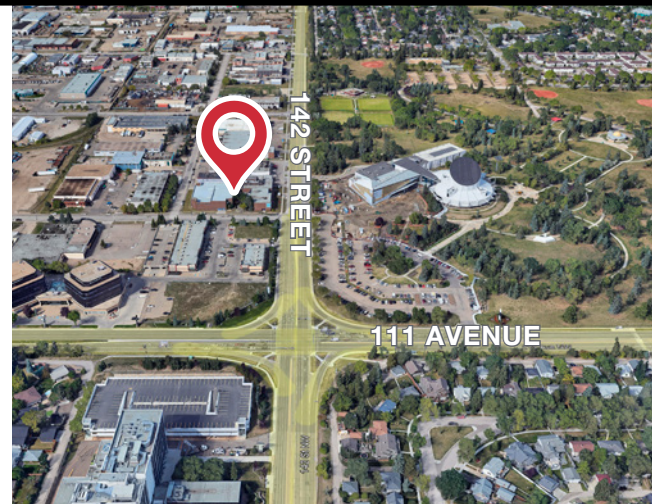


## OFFICE SPACE

14220 - 112 AVENUE, EDMONTON, ALBERTA

### PROPERTY HIGHLIGHTS

- One space available - 2,066 sq.ft.
- Tenants have access to common area lounge, auditorium and 4 secure levels of parking
- Lower level is open concept available immediately
- High level of security
- Recently upgraded elevator
- Quick access to Yellowhead Trail, Stony Plain Road and St. Albert Trail
- Parking ratio is approximately 5 stalls per 1,000 sq.ft.



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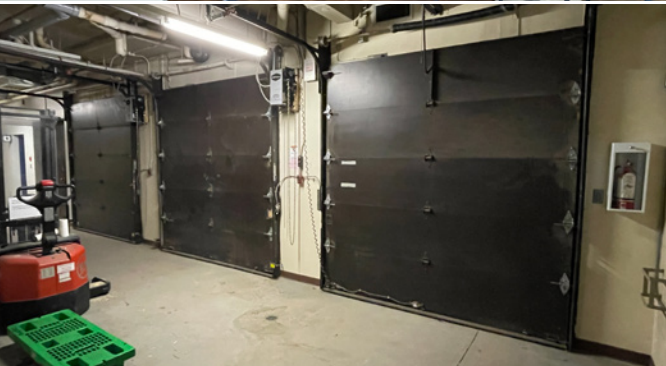


**14220 - 112 AVENUE**  
**EDMONTON, ALBERTA**

**FOR LEASE**  
 EPA Building Office Space

**ADDITIONAL INFORMATION**

AREA AVAILABLE	2,066 sq.ft.± basement
LEGAL DESCRIPTION	Lot 1, Block 2, Plan 4990HW
ZONING	Business Employment (BE)
BASEMENT CEILING HEIGHT	10 ft.
PARKING	192 total stalls at \$40.00 per stall per month
AVAILABLE	Immediately
TENANT IMPROVEMENT ALLOWANCE	Negotiable
NET LEASE RATE	Basement: \$6.00/sq.ft./annum
LEASE TERM	3-10 years
OPERATING COSTS	\$14.90/sq.ft./annum (2024 estimate) includes common area maintenance, building insurance, and management fees



7153-A RB24



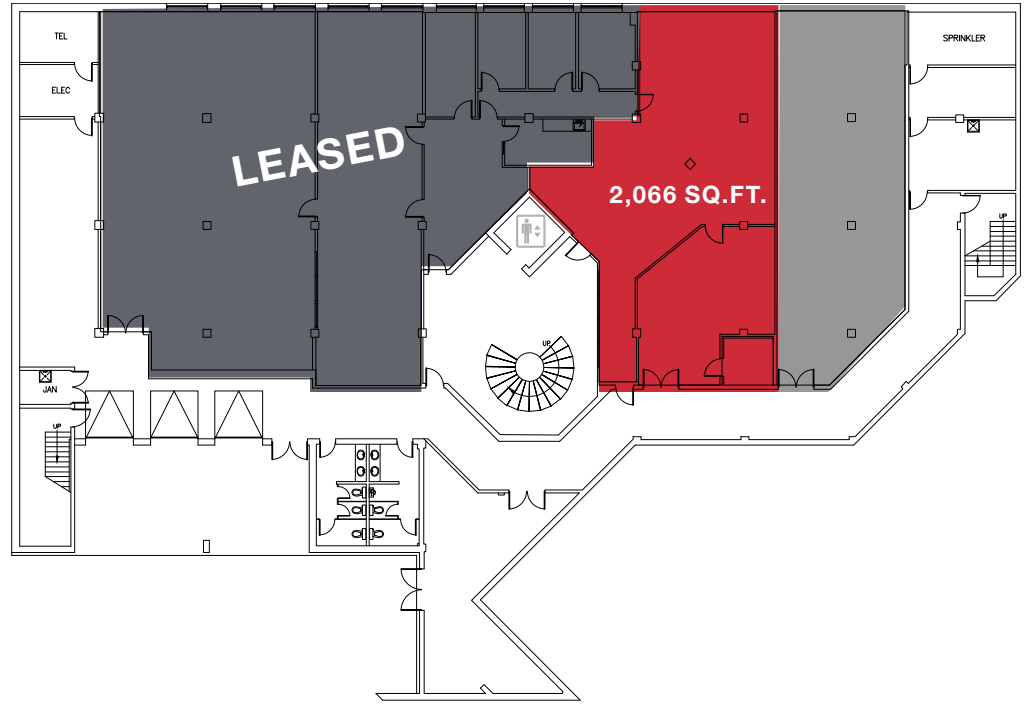
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EDMONTON, ALBERTA

**FOR LEASE**  
EPA Building Office Space

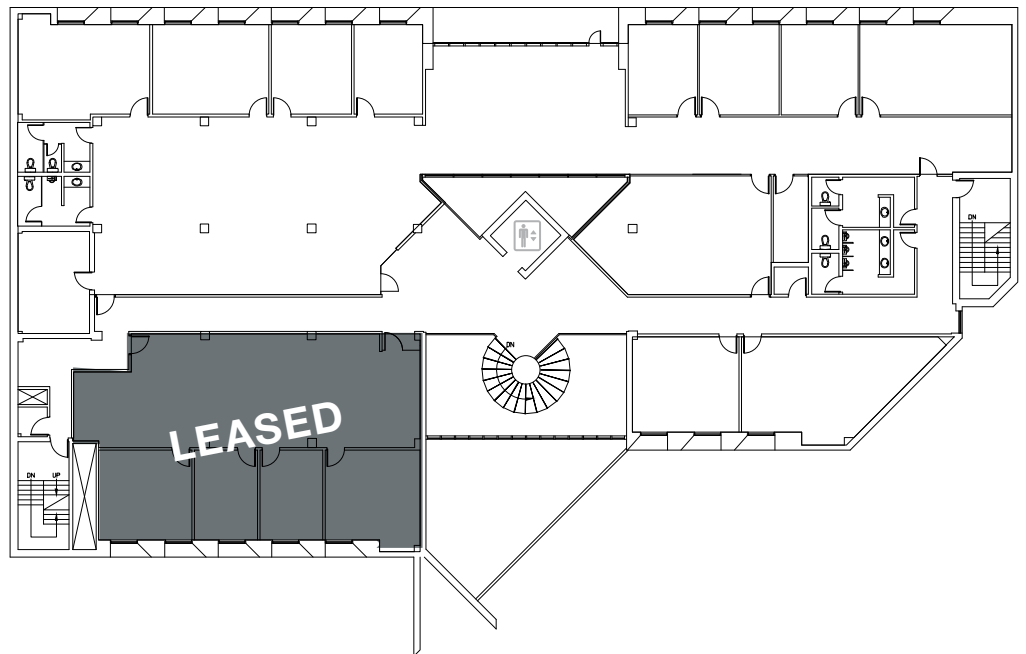
## BASEMENT

### AREAS AVAILABLE

FLOOR	SIZE
Basement	2,066 sq.ft.



## SECOND FLOOR



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