

# 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



### CONTACT

#### JOEL WOLSKI

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

#### SCOTT ENDRES

Partner, Broker

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

#### ERIC STANG

Partner, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

#### JOANNA LEWIS

Associate

T 780.423.7580

M 780.448.0800

joanna@royalparkrealty.com



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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,<br>Edmonton, Alberta     |
| LEGAL DESCRIPTION | Plan: 1743HW; Block: 193;<br>Lot: B               |
| ZONING            | IM (Medium Industrial)                            |
| TYPE OF SPACE     | Office  |
| NEIGHBOURHOOD     | Prince Rupert                                     |
| UNIT 6            | 868 sq ft ±                                       |
| PARKING           | Additional parking<br>available across the street |

## FINANCIALS

|                 |   |
|-----------------|---|
| LEASE RATE      | <del>\$11.00/sq ft</del> <b>\$9.75/sq ft</b>  |
| OPERATING COSTS | \$10.50/sq ft (est. includes<br>taxes, building insurance,<br>property management<br>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

|                          |   |
|--------------------------|---|
| <b>MUNICIPAL ADDRESS</b> | Unit 102, 11302-119 St NW,<br>Edmonton, Alberta   |
| <b>LEGAL DESCRIPTION</b> | Plan: 1743HW; Block: 193;<br>Lot: B               |
| <b>ZONING</b>            | IM (Medium Industrial)                            |
| <b>TYPE OF SPACE</b>     | Office  |
| <b>NEIGHBOURHOOD</b>     | Prince Rupert                                     |
| <b>UNIT 102</b>          | 1,842 sq ft ±                                     |
| <b>PARKING</b>           | Additional parking<br>available across the street |

## FINANCIALS

|                        |   |
|------------------------|---|
| <b>LEASE RATE</b>      | \$11.75/sq ft   |
| <b>OPERATING COSTS</b> | \$10.50/sq ft (est. includes<br>taxes, building insurance,<br>property management<br>and utilities) |
| <b>TERM</b>            | Five (5) Years  |
| <b>POSSESSION</b>      | 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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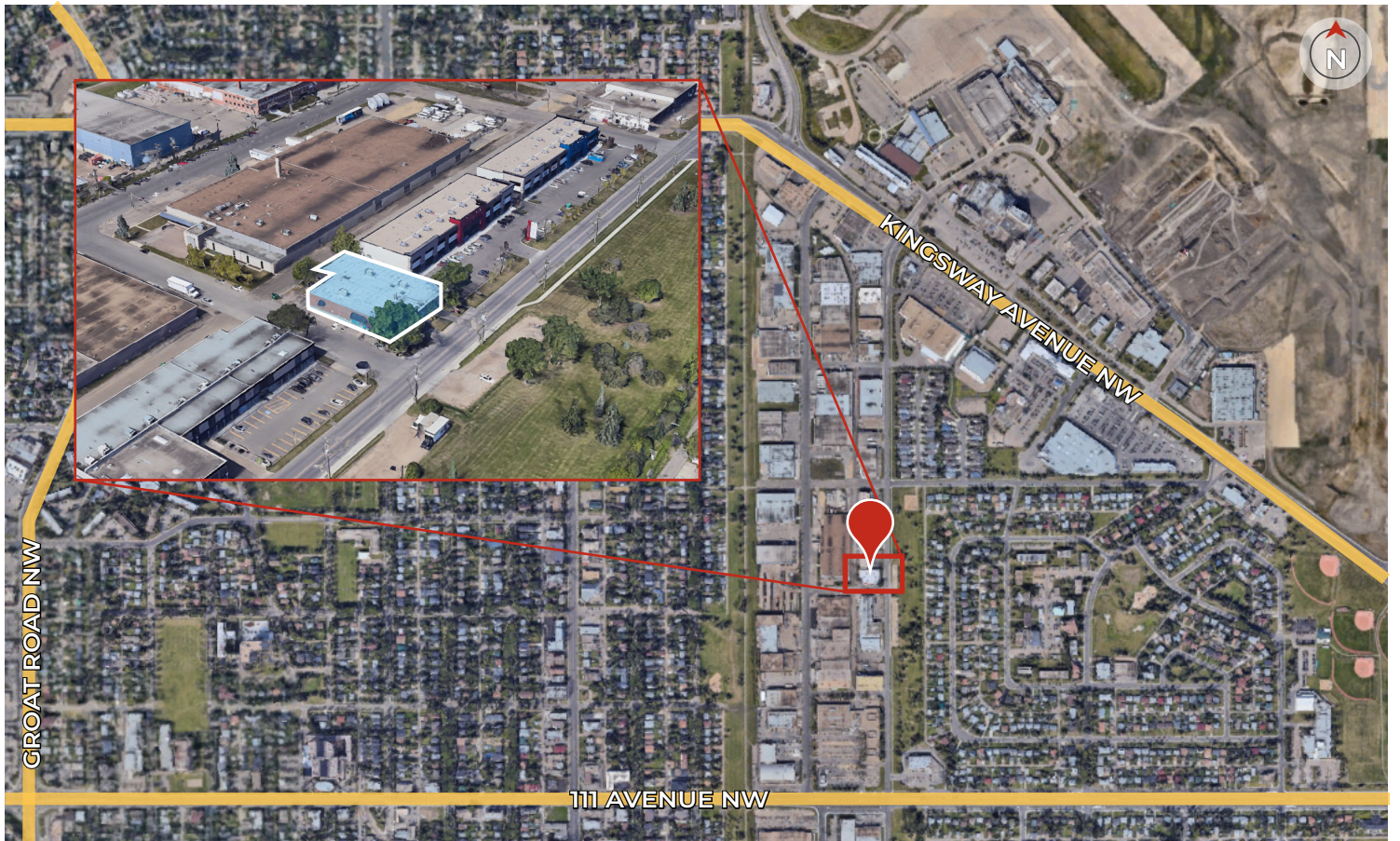
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**FOR LEASE** | Unit 102, 11302-119 Street NW, Edmonton, AB



## PROPERTY LOCATION



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*Quality Based on Results, Not Promises.*

## Contact Our Team For More Information

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