

FOR SALE / LEASE

MIDTOWN BUSINESS CENTRE CONDOS

114 Avenue & 119 Street, Edmonton, AB

LEASE WITH OPTION
TO PURCHASE

OVER 58%
SOLD/LEASED



HIGHLIGHTS

- Brand new commercial business condos for sale or lease on 119 street, minutes from the downtown core
- 1,388 sq ft (+/-) - 36,870 sq ft (+/-)
- Main & second floor units
- Every condo unit enjoys fantastic exposure to 119 street
- 110 parking stalls, grade level overhead door loading & easy connections to major thoroughfares
- Starting at \$377,196.00
- Lease with option to purchase
- Lease rates \$13.00 - \$15.00/sq ft net

CONTACT

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**ROYAL PARK
REALTY™**

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8806 92 Street NW Edmonton, AB T6C 3R1

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DESIGN CONCEPTS *Concepts only. Build-out and contents not included in sale price.



Dental Concept. Buildout and contents not included in sale price.



Physio Concept. Buildout and contents not included in sale price.

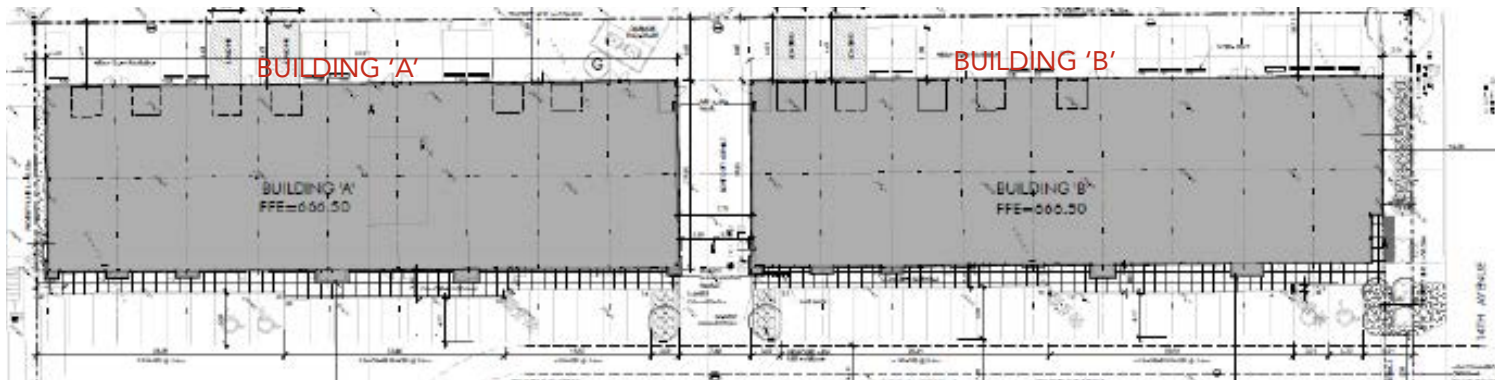


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SITE PLAN



UNIT SPECS

SUBJECT TO CHANGE WITHOUT NOTICE

SIZE	1,324 to 1,593 sq ft units or larger aggregated blocks
DIMENSIONS	24"6' wide by 65' deep (more or less)
ZONING	IB - Business Industrial
TYPE OF SPACE	Office, light industrial and retail
PARKING	125 parking stalls or 3.39/1,000 sq ft
LOADING	One 10' x 12' grade (warehouse only)
POWER	125A, 120/208 Volt, 3 phase power
HEATING	One rooftop HVAC per condo unit, warehouse units have additional suspended unit heater
SPRINKLER	Fire protection system to NFPA 13/ABC 2006
HEIGHT	23.5 ft (+/-) under joist (warehouse), 12.0 ft (+/-) under joist (office)
UTILITIES	Separate gas, water, power meters per unit
BATHROOM	1 x roughed in per unit
SIGNAGE	Pylon signage at market rental rate and identification signage locations & design guide

FINANCIALS

LEASE RATE	\$13.00 - \$15.00/sq ft
OPS COST	\$4.00/sq ft (TBC)

BUILDING SPECS

SUBJECT TO CHANGE WITHOUT NOTICE

Conventional commercial construction including:

- Concrete piles & reinforced concrete foundations, with 5" concrete slab on grade
- Steel columns, beams & OWSJ to roof & 2nd floors
- Metal floor deck with 5" reinforced concrete topping on 2nd floors
- Metal roof deck & R-20 EPDM roofing
- Floor drains in warehouse units

Very attractive facades including:

- Extensive curtain wall glazing systems with decorative masonry, EFIS stucco, metal panels, aluminum entrance doors, LED light fixtures

SITE SPECS

- Rear access to overhead doors & additional parking on some units
- Asphalt pavement throughout
- Concrete sidewalks & curbs
- Parking lot lighting
- Entrances off 119 street & 114 avenue
- Professional landscaping



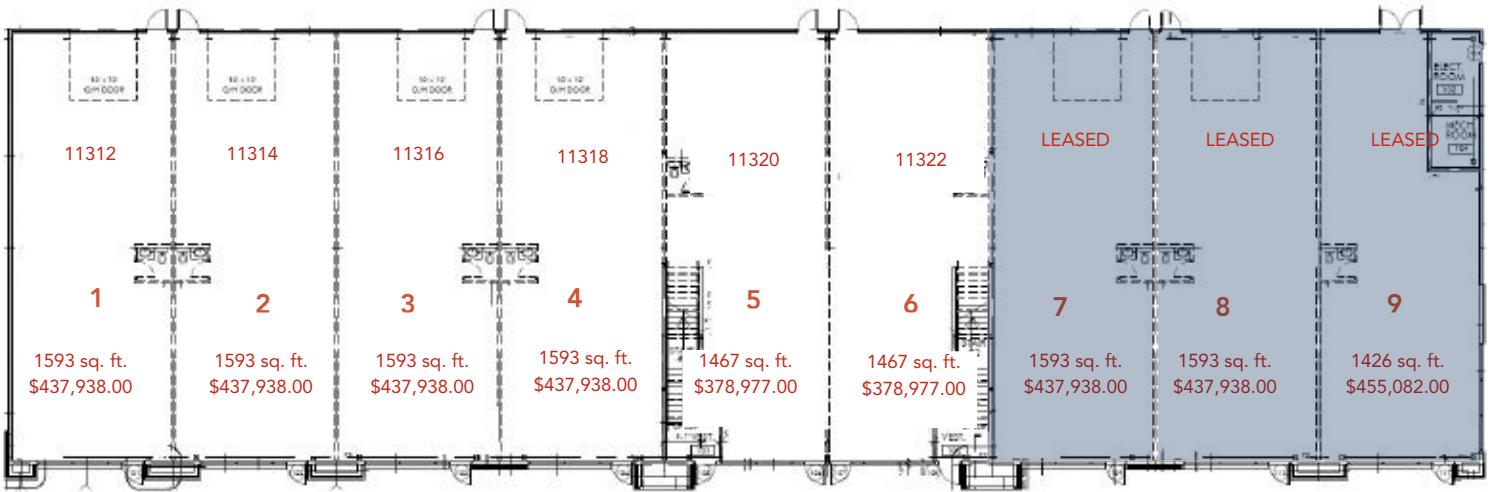
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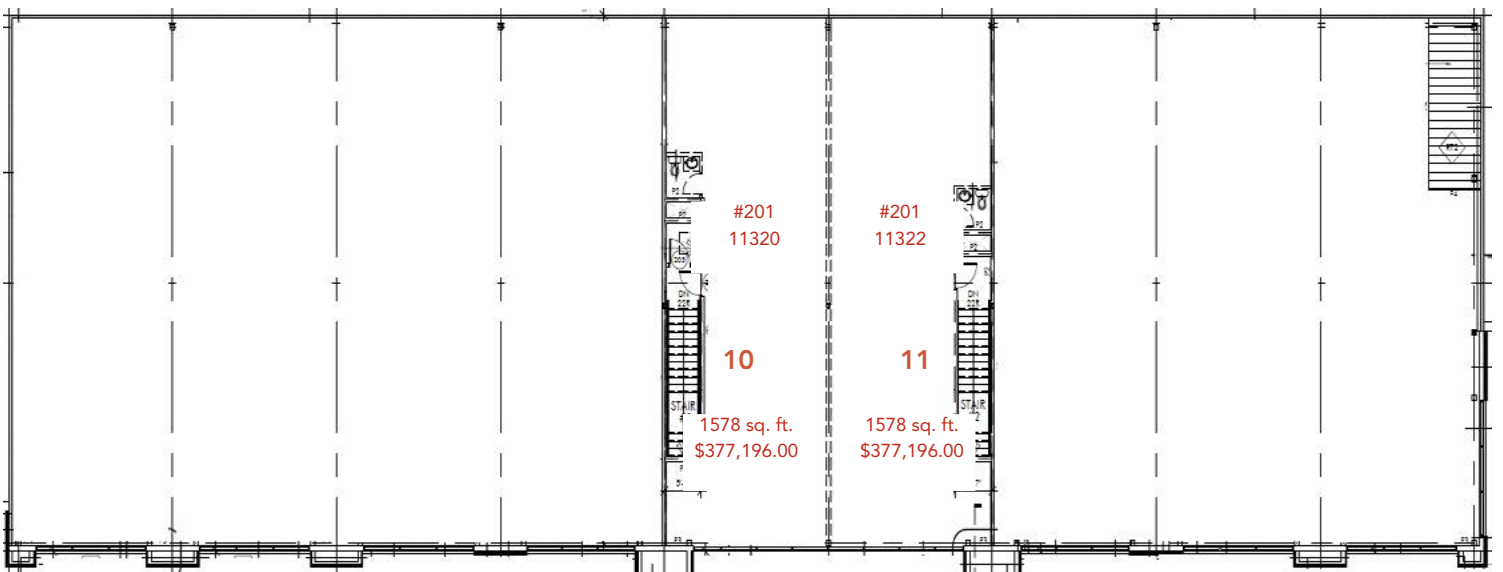
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BUILDING 'A' FLOOR PLANS & PRICING

MAIN FLOOR



SECOND FLOOR



The square footage of each unit is an estimate and subject to change without notice. There will be no purchase price adjustment for any variance.



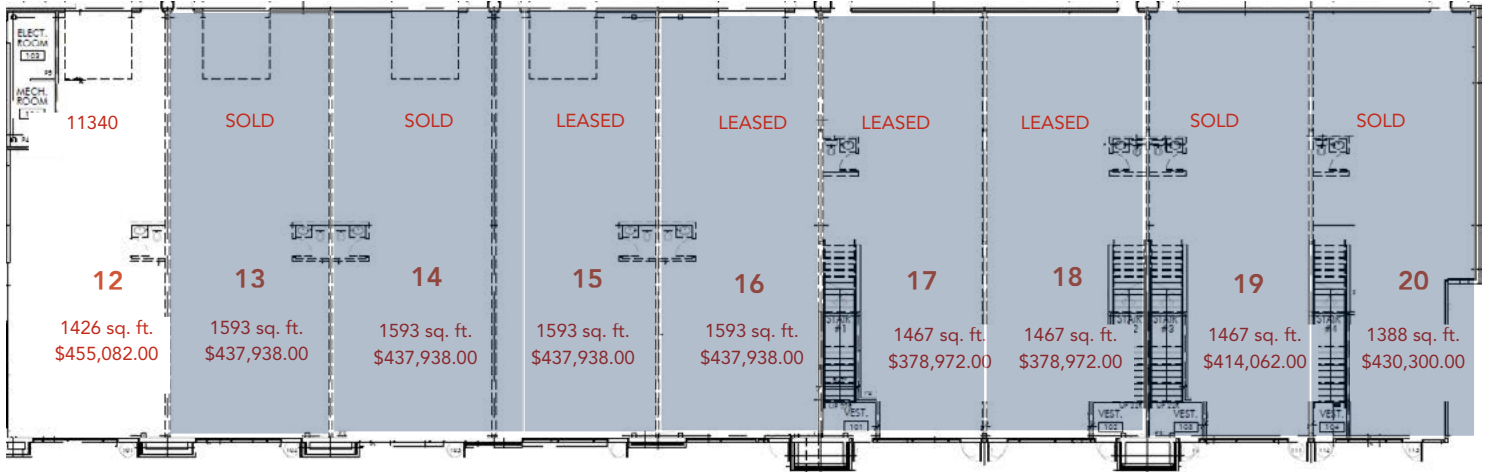
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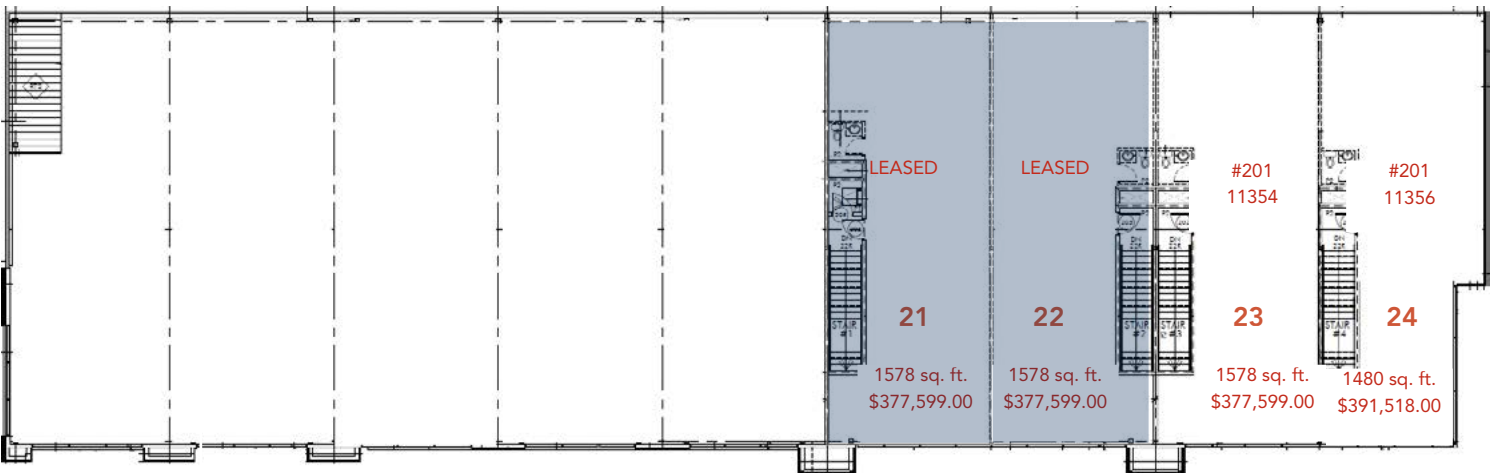
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BUILDING 'B' FLOOR PLANS & PRICING

MAIN FLOOR



SECOND FLOOR



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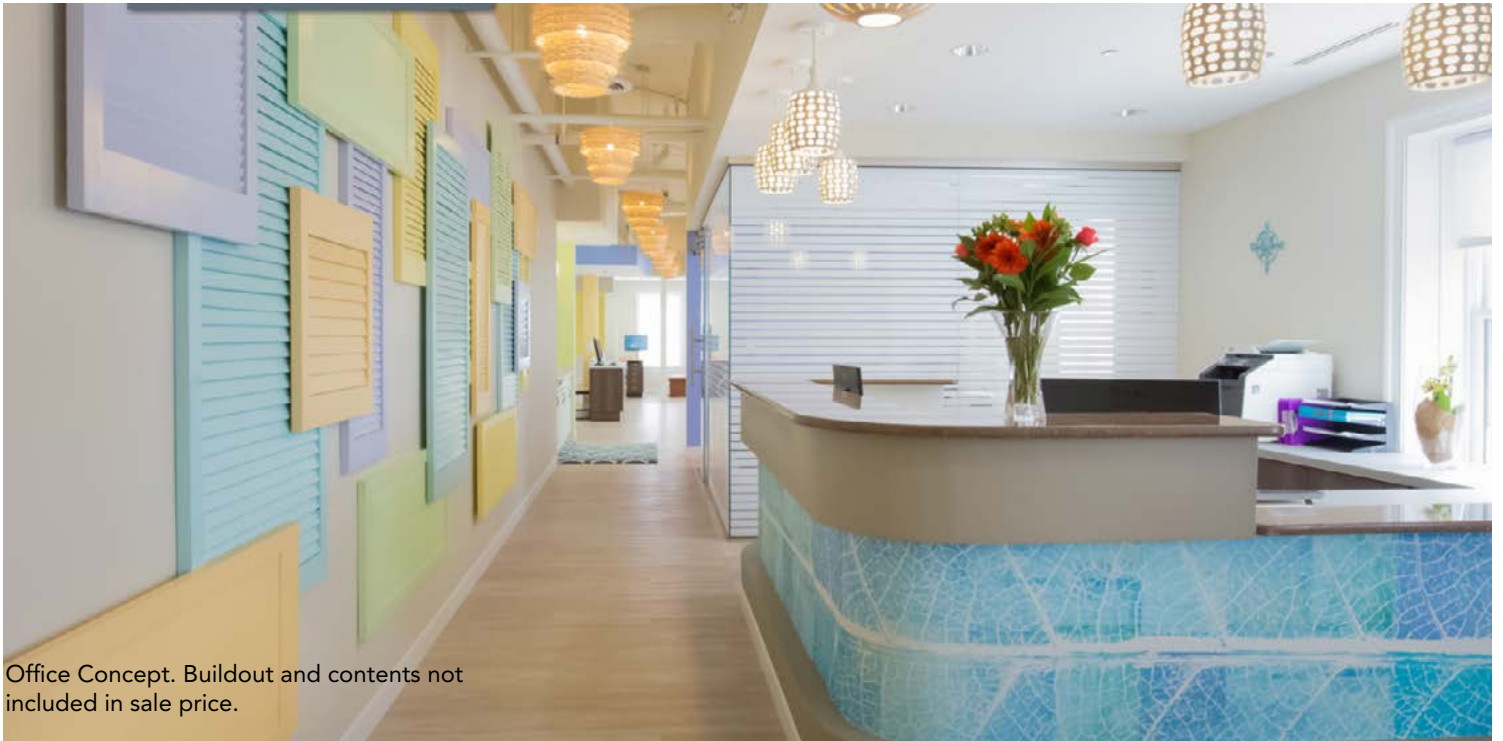


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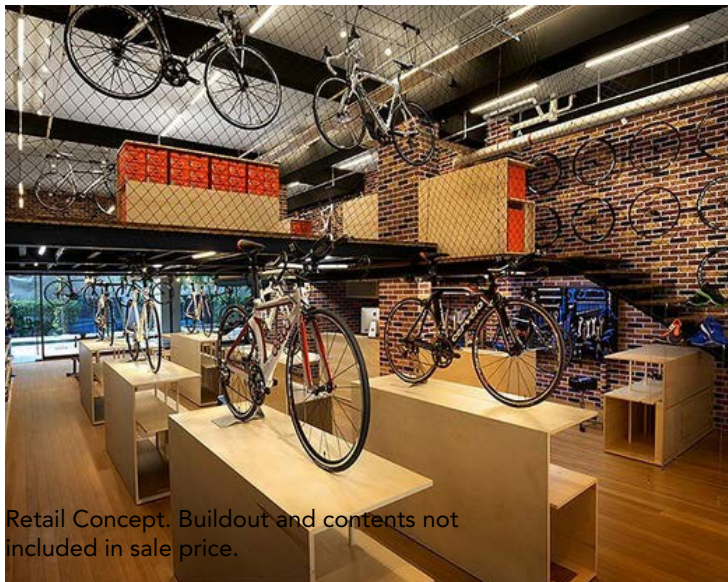
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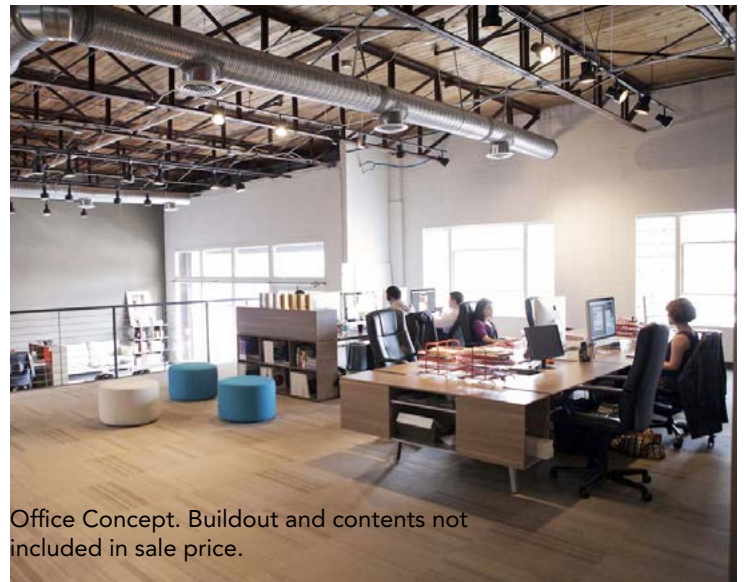
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Retail Concept. Buildout and contents not included in sale price.



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EXCELLENT LOCATION & ACCESS

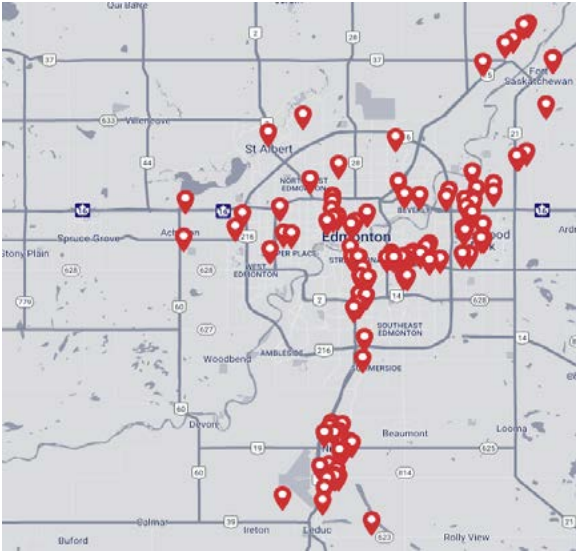


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

THOMAS BRAUN Associate, MBA - BIO



Thomas focuses on the sales, leasing and build-to-suit of industrial properties in the greater Edmonton area. Thomas is set apart by his outstanding customer service and meticulous attention to detail that serve his clients so well. Thomas pioneered a "Massey-like" offer to purchase/lease that provides savvy financial protections for his clients. The needs and values of Thomas' clients are his priority and he uses his creative ideas, strong negotiation and marketing skills to his clients' advantage.

Thomas was born and raised in Edmonton. He has spent over 18 years working in several of Alberta's major economic sectors including oil and gas, mining, forestry and real estate. Thomas has a MBA from the University of Alberta and he has well rounded business and investment knowledge.

Thomas is a doting dad, husband and sports enthusiast. When not working on client deals, you can find him taking his three daughters cycling or skiing, reading books on behavioral economics, playing hockey, or windsurfing.



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