

FOR LEASE

OFFICE RETAIL BAY

NAI Commercial



11515 - 105 AVENUE | EDMONTON, AB | 1,300 - 2,800 SF±

PROPERTY DESCRIPTION

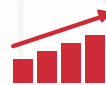
- 2,800 sq.ft.± office retail bay available (Demising options: 1,300 sq.ft. and 1,500 sq.ft.)
- Located in Queen Mary Park
- Minutes away from MacEwan University & Brewery District
- Transit available by Bus & LRT (Metro & Future Valley Line)
- Convenient access to 109 Street or 124 Street, Jasper Avenue and 104 Avenue

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243,796
 DAYTIME POPULATION



2.7%
 ANNUAL GROWTH 2023 - 2033



160,317 9,644
 EMPLOYEES BUSINESSES



\$7.18B
 TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
 4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

| | |
|-------------------|---|
| SIZE | 1,300 - 2,800 sq.ft.± |
| LEGAL DESCRIPTION | Plan 1921606, Block 15, Lot 145A |
| ZONING | Site Development Control (DC2) |
| YEAR BUILT | 1952 |
| LEASE TERM | 5 years |
| NET LEASE RATE | \$13.00/sq.ft./annum |
| OPERATING COSTS | \$12.00/sq.ft./annum (2024 estimate) includes common area maintenance, property taxes, building insurance and management fees |



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