

FOR LEASE

OFFICE RETAIL BAY

NAI Commercial



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

PROPERTY DESCRIPTION

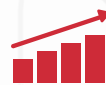
- 2,800 sq.ft.± office retail bay available (Demising options: 1,300 sq.ft. and 1,500 sq.ft.)
- Located in Queen Mary Park
- Minutes away from MacEwan University & Brewery District
- Transit available by Bus & LRT (Metro & Future Valley Line)
- Convenient access to 109 Street or 124 Street, Jasper Avenue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