

**FOR LEASE**

**NAI Commercial**

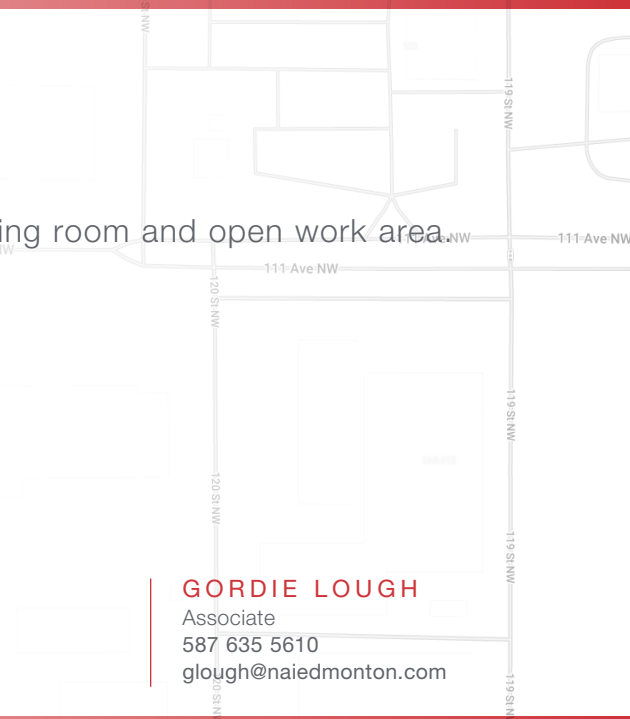
**PROFESSIONAL OFFICE SPACE**



**11905 - 111 AVENUE | EDMONTON, AB | 2ND FLOOR OFFICE**

**PROPERTY HIGHLIGHTS**

- Strategically located in Central Edmonton
- Fully developed office space with 5 offices and large meeting room and open work area
- Move in ready
- Double row surface parking and street parking
- Well maintained and managed 2 story property
- Easy access to Yellowhead and downtown



**DANIEL A. AMERO**  
Senior Associate  
780 436 7415  
damero@naiedmonton.com

**KEVIN MOCKFORD**  
Senior Associate  
587 635 2484  
kmockford@naiedmonton.com

**GORDIE LOUGH**  
Associate  
587 635 5610  
glough@naiedmonton.com



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



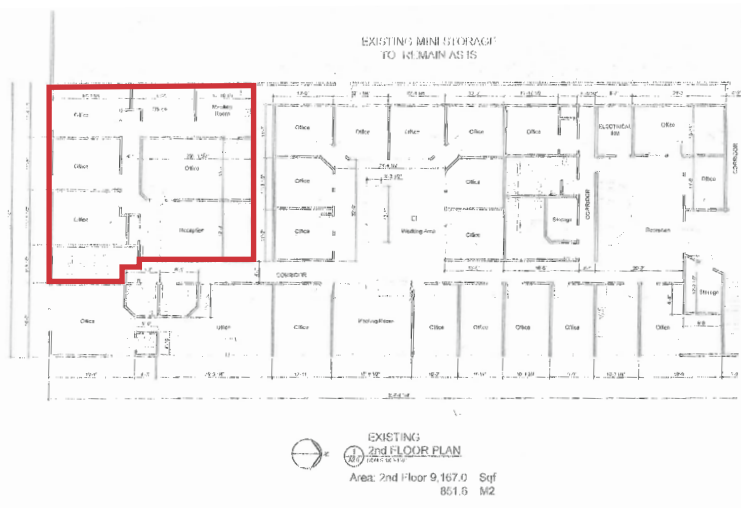
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**ADDITIONAL INFORMATION**

AREA AVAILABLE	1,365 sq.ft.±
LEGAL DESCRIPTION	Plan: 9922683 Block: 19 Lot: 1
ZONING	Business Employment (BE)
AVAILABLE	30 days
LEASE TERM	3 to 5 years
NET LEASE RATE	\$9.00/sq.ft./annum
OPERATING COSTS	\$5.00/sq.ft./annum (2024 estimate) includes common area maintenance, property taxes, building insurance, management fees, gas, water and power.



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