

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



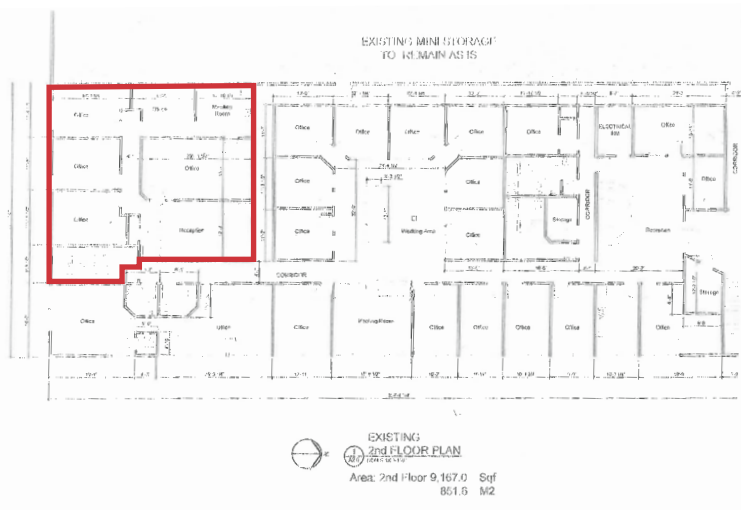
780 436 7410



NAIEDMONTON.COM

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.



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

