

FOR LEASE

HARMONY PLAZA

NAI Commercial



131,143
POPULATION

107,899
EMPLOYEES

7,784
BUSINESSES

\$4.12M
TOTAL CONSUMER
SPENDING

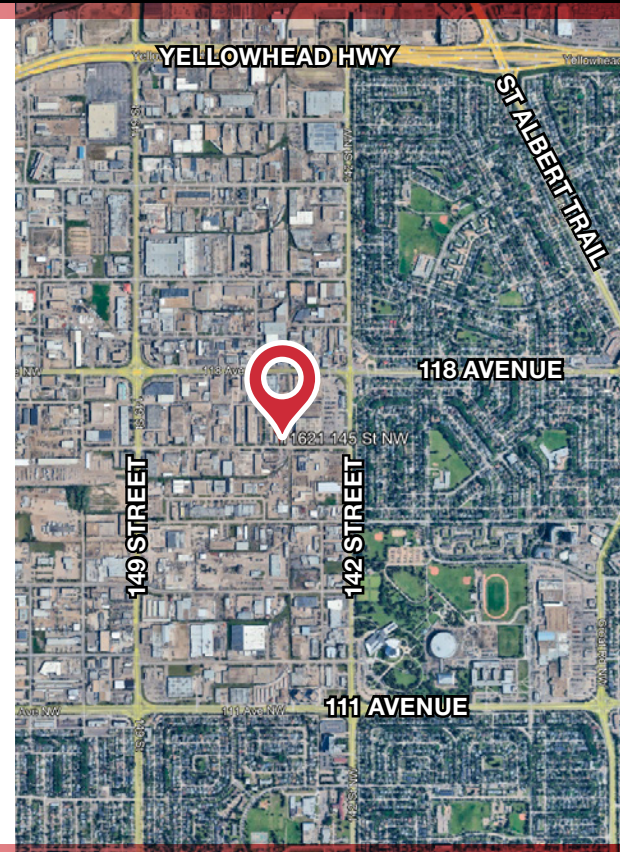
\$67,647
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 10KM RADIUS

11621 & 11641 - 145 STREET | EDMONTON, AB | MULTIPLE INDUSTRIAL BAYS

PROPERTY HIGHLIGHTS

- Opportunity to lease office/warehouse in well-established industrial park and nearby residential
- Both units include nicely developed offices and are demised as follows:
 - o 11621- 3,318 sq.ft.± with 5 offices, boardroom, kitchenette and grade loading warehouse
 - o 11641 - 2,995 sq.ft. ± with 2 large offices, boardroom, open bullpen/showroom, kitchenette and grade loading warehouse
- Telus Fibre internet
- Located just off 142 Street and 118 Avenue, with easy access to Yellowhead Trail and a large residential population



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ADDITIONAL INFORMATION

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|------------------------------------|--|
| AREAS AVAILABLE | Unit 11621 - 3,318 sq.ft. Unit 11641 - 2,995 sq.ft. |
| LEGAL DESCRIPTION | Lot 43, 44 - Block 8 - Plan 129RS |
| ZONING | IM |
| AVAILABLE | Immediately |
| CEILING HEIGHT | 14' clear |
| HEATING | HVAC rooftop unit with AC |
| POWER | 100 amp (TBC) |
| PARKING | Paved surface stalls |
| LOADING | Grade |
| NET LEASE RATE | \$11.00/sq.ft./annum |
| OPERATING COSTS (2025 estimate) | 11621 - \$6.69/sq.ft./annum 11641 - \$6.69/sq.ft./annum Includes common area maintenance, property tax, building insurance and management fees |

