

# FOR LEASE

## CENTRAL OFFICE SPACE

11904-113 Avenue, Edmonton, AB



### HIGHLIGHTS

- 1,184 - 4,844 sq ft (+/-) character office space
- Open high beam ceilings and exposed brick
- Excellent access to Kingsway Avenue, 111 Avenue and St. Albert Trail, minutes from the downtown core
- Building signage opportunities
- Front and street parking

### CONTACT

**JOEL WOLSKI**

Director, Associate

T 780.423.7599

C 780.904.5630

joel@royalparkrealty.com

**SCOTT ENDRES**

Director, Associate

T 780.423.7588

C 780.720.6541

scott@royalparkrealty.com

**ERIC STANG**

Director, Associate

T 780.423.7585

C 780.667.9605

eric@royalparkrealty.com

**JOANNA LEWIS**

Associate

T 780.423.7580

C 780.999.9642

joanna@royalparkrealty.com

**TYLER WEIMAN**

Associate

T 780.423.7578

C 780.995.0028

tyler@royalparkrealty.com



**ROYAL PARK**  
REALTY™

T 780.448.0800 F 780.426.3007  
6940-76 Avenue NW Edmonton, AB T6B 2R2

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## PROPERTY DETAILS

MUNICIPAL ADDRESS	11904-113 Avenue, Edmonton, Alberta
LEGAL DESCRIPTION	Plan:1743HW; Block: 193; Lot: B
ZONING	IM (Medium Industrial)
TYPE OF SPACE	Office
UNIT 1	3,025 sq ft (+/-)
UNIT 2	1,819 sq ft (+/-)
UNIT 3	1,184 sq ft (+/-)
STORAGE UNIT	237 sq ft (+/-)
HVAC	Yes
PARKING	Front, street
SIGNAGE	Building signage available
TERM	Five (5) years
POSSESSION	Negotiable

## FINANCIALS

LEASE RATE	<del>\$11.00/sq ft</del> <b>\$9.75/sq ft</b>
OPERATING COSTS	\$10.62/sq ft (2017 est. includes taxes, building insurance, property management and utilities)

## ADDITIONAL INFO

- Unit 1: 6 large offices, boardroom, reception, kitchen, large open area, storage room
- Unit 2: 6 large offices, boardroom, reception, kitchen, storage room
- Unit 3: 3 - 4 offices, reception, kitchen, washroom
- Ability to combine Unit 1 & 2

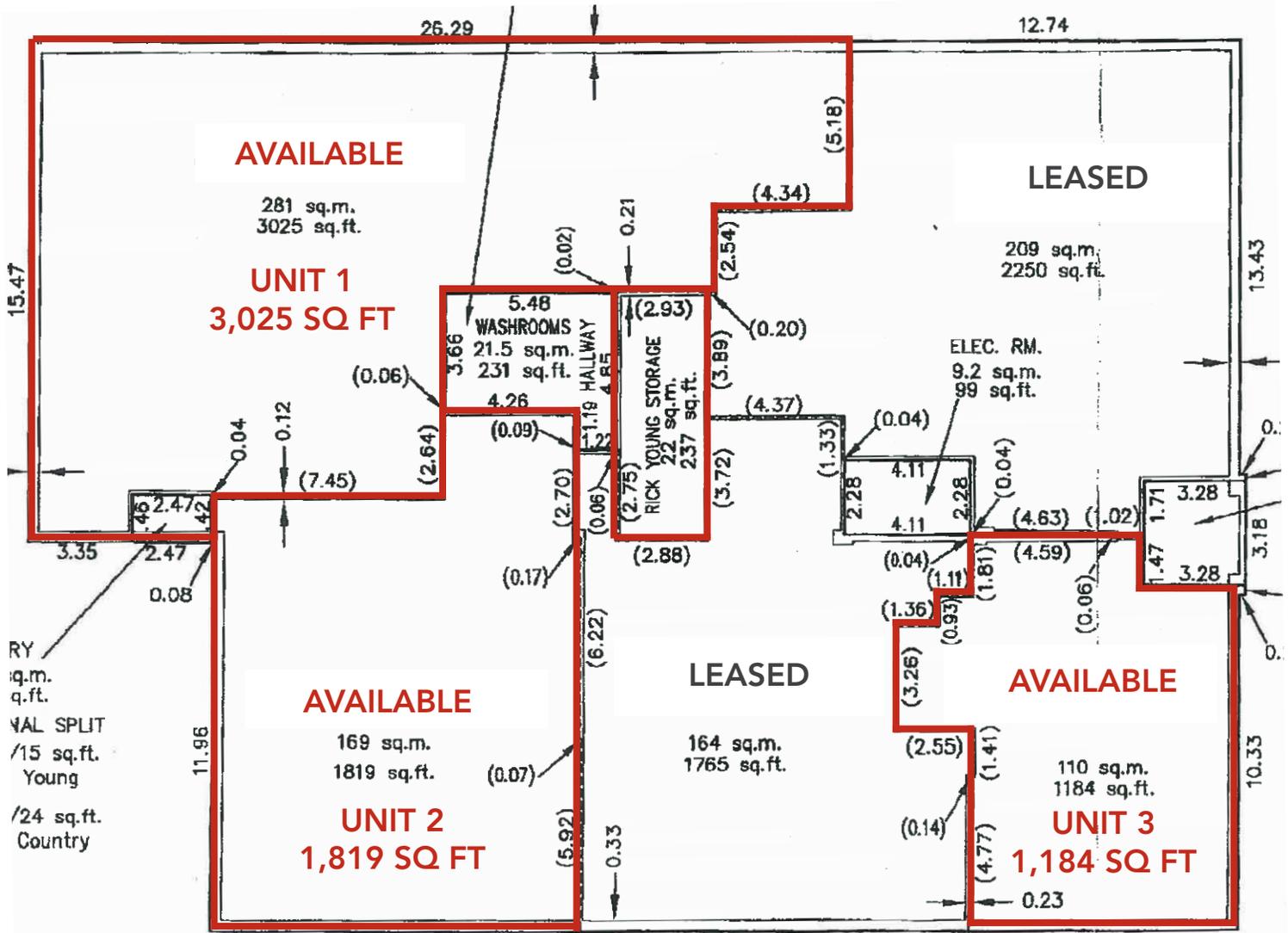


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# MAIN FLOOR PLAN



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# PROPERTY LOCATION



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