



#100, 11507 - 120 Street NW Edmonton, Alberta

Property Highlights

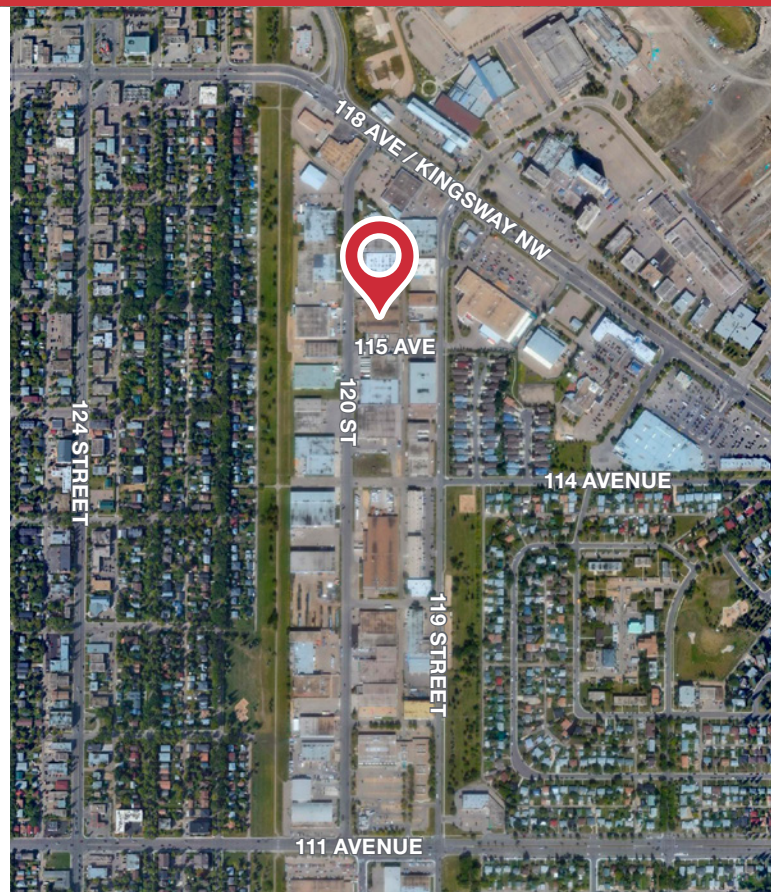
- Flex space available in the Prince Rupert neighbourhood of Edmonton
- New IB zoning which allows for a wide range of uses
- Mix of office, showroom and storage space
- Economical lease rates
- Fronting 120 Street with excellent access to Kingsway Avenue and 111 Avenue, minutes from the downtown core and trendy 124 Street area

Chad Snow

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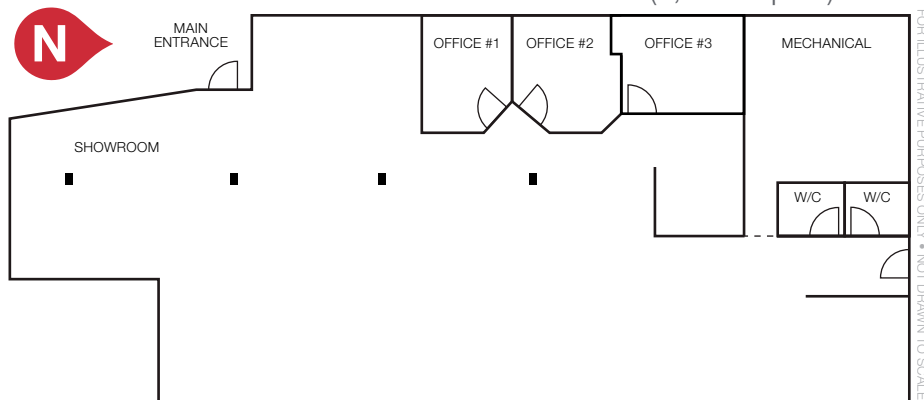
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For Lease: Centre 120 - Office/Showroom/Storage #100, 11507 - 120 Street, Edmonton, Alberta

AREA AVAILABLE	Unit 100 3,833 sq.ft.± 11507 13,035 sq.ft.± Up to 16,868 sq.ft.±
LEGAL DESCRIPTION	Plan 1276HW, Block 195, Lot A
ZONING	IB (Industrial Business Zone)
LOADING	Unit 100: Man doors 11507: Dock loading
CEILING HEIGHT	8' - 10'±
AVAILABLE	Unit 100: Immediately 11507: May 1, 2023 (can be available sooner, see listing agent for details)
LEASE TERM	Three to ten years
NET LEASE RATE	Starting at \$6.00/sq.ft./annum
OPERATING COSTS	\$5.00/sq.ft./annum (2022 estimate) Includes building insurance, property taxes, common area maintenance, management fees, gas and water

UNIT 100 FLOORPLAN (3,833 sq.ft.±)



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SITE PLAN

