



14905/07 - 111 Avenue Edmonton, Alberta

Property Features

- A recently renovated three storey office building, featuring underground and surface parking, on a highly visible site
- High Park Corner is located in Northwest Edmonton, five minutes from downtown, at a busy intersection of 149 Street and 111 Avenue
- Building signage potential
- Professionally managed building
- Telus fibre available in the building



Chad Snow

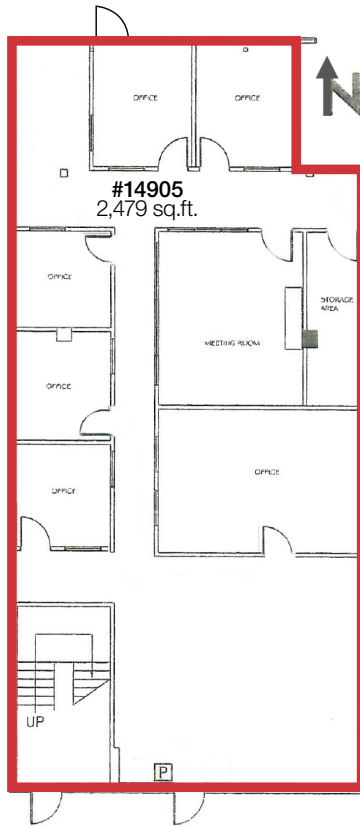
780 436 7410
csnow@naiedmonton.com

Kari Martin

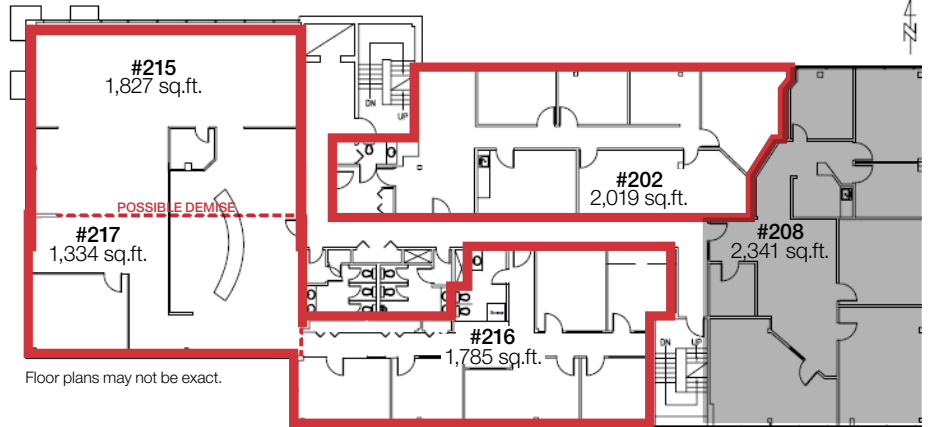
780 436 7410
kmartin@naiedmonton.com

For Lease
High Park Corner

Main Floor

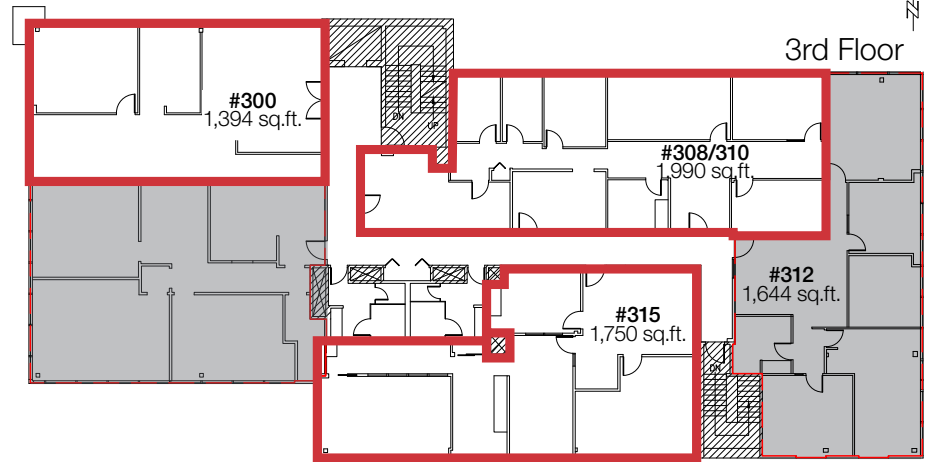


2nd Floor



Floor plans may not be exact.

3rd Floor



14905/07 - 111 Avenue
Edmonton, Alberta

Current Vacancies:

MAIN FLOOR UNITS:

14905 2,479 sq.ft.±

SECOND FLOOR UNITS:

202 2,019 sq.ft.±

215 1,827 sq.ft.±

216 1,785 sq.ft.±

217 1,334 sq.ft.±

THIRD FLOOR UNITS:

300 1,394 sq.ft.±

308/310 1,990 sq.ft.± (Available Sept 1/19)

315 1,750 sq.ft.±

Additional Information:

LEGAL DESCRIPTION Plan 191KS, Block 17, Lot 1

ZONING CSC

AVAILABLE Immediately

PARKING Surface and underground parking subject to availability at current market rates

NET LEASE RATES Starting at \$12.00/sq.ft./annum

OPERATING COSTS **Main floor:**
\$12.71/sq.ft./annum (2019)
Includes property tax, building insurance, common area maintenance, management fees, and utilities (gas, water and power). Excludes janitorial, telephone, elevator contract, repairs and maintenance.

2nd floor & 3rd floor:
\$14.90/sq.ft./annum (2019)
Includes property tax, building insurance, common area maintenance, management fees, utilities (gas, water and power) and janitorial.