



## PROPERTY HIGHLIGHTS

### MODERN MAIN FLOOR OFFICE

14815-119 AVENUE, EDMONTON, AB

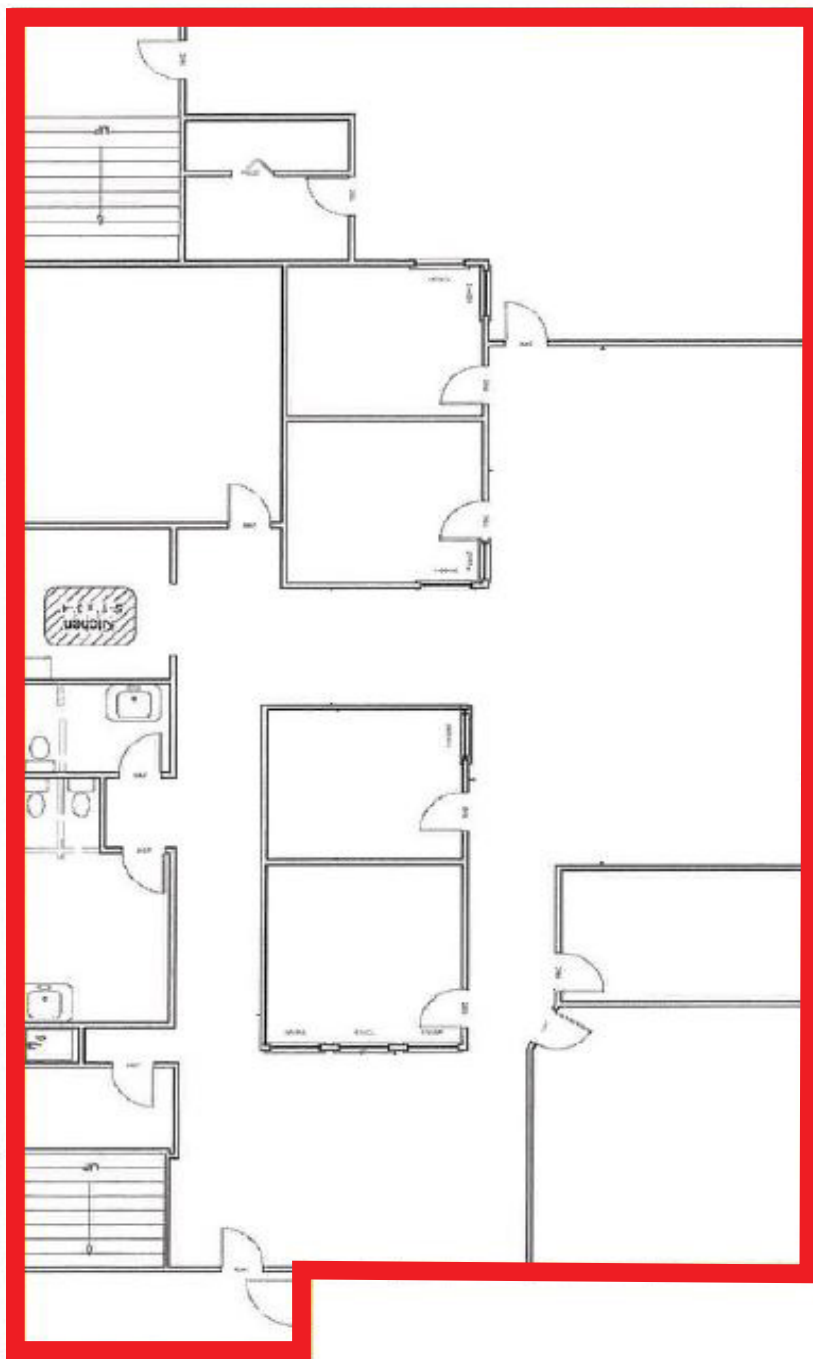
**FOR LEASE**

- OFFICE BUILDING WITH ATTRACTIVE MODERN INTERIOR
- FUNCTIONAL LAYOUTS FOR VARIOUS USE
- GREAT LAYOUT OPTIONS INCLUDING IDEAL SPACE FOR COLLABORATIVE
- CUBICLES, PRIVATE OFFICES AND BOARDROOMS
- AMPLE SCRAMBLE 23 STALL PARKING IN ADDITION TO STREET PARKING ALONG 119 AVENUE

# FOR LEASE

MODERN MAIN FLOOR OFFICE

## FLOOR PLAN



# FOR LEASE

## MODERN MAIN FLOOR OFFICE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 14815-119 Avenue, Edmonton, AB

**BUILDING SIZE:** 11,937 Sq.Ft (+/-)

**SIZE AVAILABLE:** 3,979 Sq.Ft (+/-)

**ZONING:** IM (Medium Industrial)

**PARKING:** 23 surface stalls

**POSSESSION:** Immediate

**OP.COSTS:** \$7.00/Sq.Ft

**LEASE RATE:** \$10.00/Sq.Ft

### MORE INFORMATION

**CHUCK CLUBINE**  
SENIOR ASSOCIATE

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**14815-119 AVENUE**

118 AVENUE

149 STREET

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

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