



14903/25 - 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

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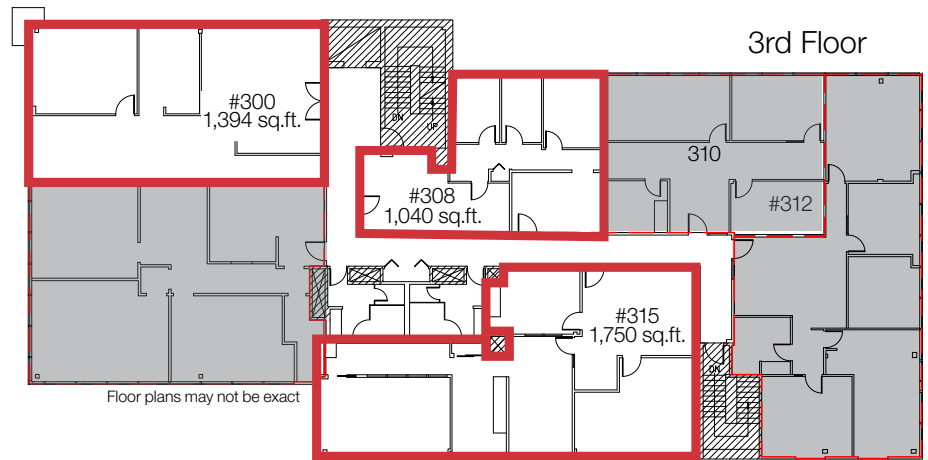
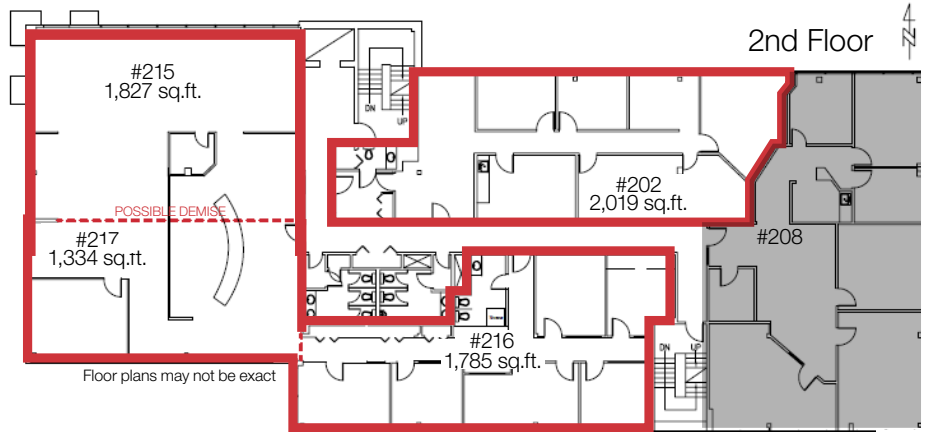
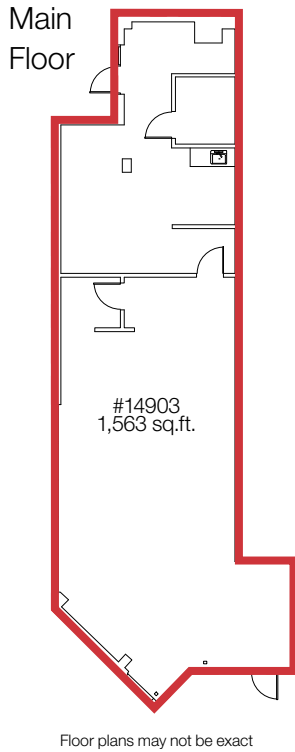
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Current Vacancies:

MAIN FLOOR UNIT (14903):

14903 1,563 sq.ft.±

SECOND FLOOR UNITS (14925):

202 2,019 sq.ft.±

215 1,827 sq.ft.±

216 1,785 sq.ft.±

217 1,334 sq.ft.±

THIRD FLOOR UNITS (14925):

300 1,394 sq.ft.±

308 1,040 sq.ft.±

315 1,750 sq.ft.±

Additional Information:

LEGAL DESCRIPTION	Plan 191KS, Block 17, Lot 1
ZONING	CSC
AVAILABLE	Main Floor: January 1, 2022 <i>(could be available sooner, see listing agent for details)</i> 2nd & 3rd Floor: Immediately
PARKING	Surface and underground parking subject to availability at current market rates
NET LEASE RATES	Main Floor: \$20.00/sq.ft./annum 2nd & 3rd Floor: \$12.00/sq.ft./annum
OPERATING COSTS	Main Floor: \$12.71/sq.ft./annum (2020) Includes property tax, building insurance, common area maintenance, management fees, and utilities (gas, water and power). Excludes janitorial, telephone and elevator contract, repairs and maintenance 2nd & 3rd Floor: \$14.90/sq.ft./annum (2020) Includes property tax, building insurance, common area maintenance, management fees, utilities (gas, water and power) and janitorial

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