

FOR LEASE

OFFICE RETAIL BAY

NAI Commercial



11515 - 105 AVENUE | EDMONTON, AB | 1,300 - 2,800 SF±

PROPERTY DESCRIPTION

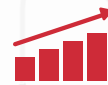
- Two bays available:
 - 2,800 sq.ft.± office retail bay (Demising options: 1,300 sq.ft. and 1,500 sq.ft.)
 - 1,350 sq.ft.± partially built out bay
- Located in Queen Mary Park
- Minutes away from MacEwan University & Brewery District
- Transit available by Bus & LRT (Metro & Future Valley Line)
- Convenient access to 109 Street or 124 Street, Jasper Avenue and 104 Avenue
- Suitable for food & beverage, health & wellness, fashion & apparel or professional services

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243,796 DAYTIME POPULATION



2.7% ANNUAL GROWTH 2023 - 2033



160,317 EMPLOYEES 9,644 BUSINESSES



\$7.18B TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE	Bay A: 1,300 - 2,800 sq.ft.± Bay B: 1,350 sq.ft.±
LEGAL DESCRIPTION	Plan 1921606, Block 15, Lot 145A
ZONING	Site Development Control (DC2)
YEAR BUILT	1952
LEASE TERM	5 years
TENANT IMPROVEMENT ALLOWANCE	Negotiable
NET LEASE RATE	\$13.00/sq.ft./annum
OPERATING COSTS	\$12.00/sq.ft./annum (2024 estimate) includes common area maintenance, property taxes, building insurance and management fees



BAY A



BAY A



BAY A



BAY A



BAY B

