

# FOR LEASE

## ADTEL OFFICE BUILDING

11630 Kingsway NW, Edmonton AB



### HIGHLIGHTS

- Executive offices across from Kingsway Canadian Tire, Superstore, Starbucks and more.
- Choose from one-off executive offices (120sf +/-) on a short-term basis to eight offices with reception (1800sf +/-) on a longer-term basis.
- Shared amenities include 18ft +/- ceiling boardroom, two meeting rooms, reception, waiting area, and fully fixtured kitchen/lunchroom.
- Parking is gated, fenced and immediately outside the office.
- Security includes door, motion and cameras monitored 24/7.
- Quick access off Yellowhead Trail, St. Albert Trail and Kingsway Avenue.

### CONTACT

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**ROYAL PARK**  
REALTY™

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201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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# PHOTOS



SHARED RECEPTION (TBC)



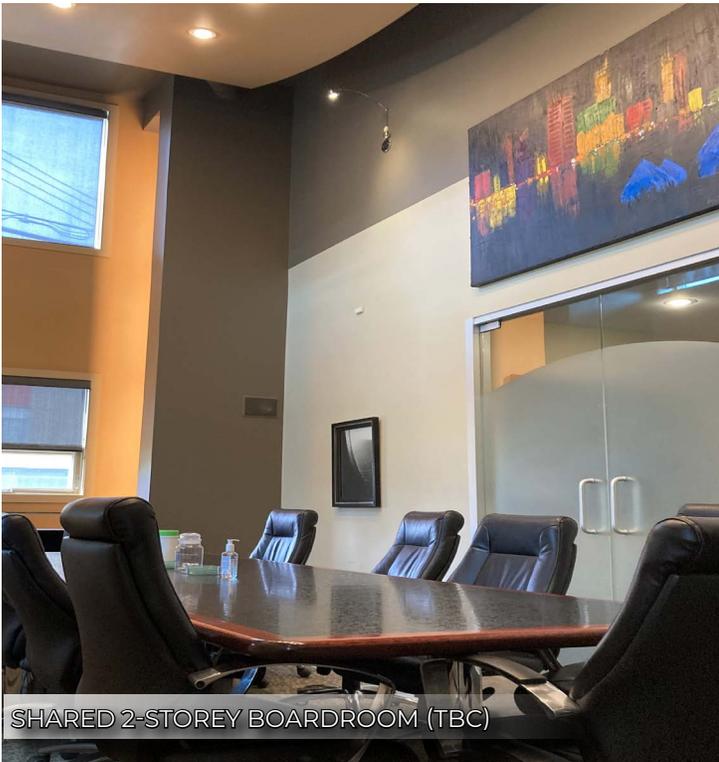
LARGE SPACIOUS OFFICES



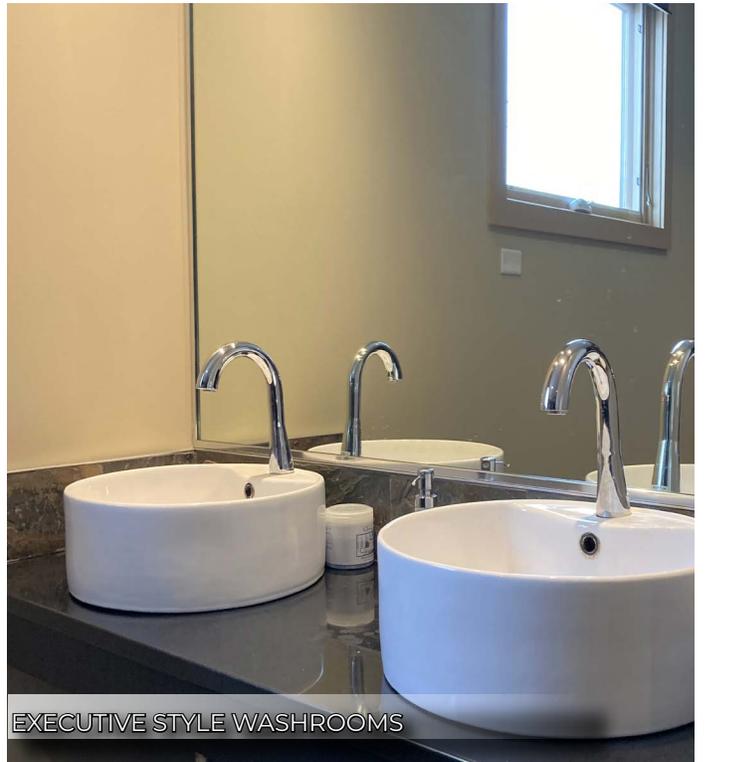
SHARED MEETING ROOMS



UPPER LEVEL RECEPTION AND WAITING AREA



SHARED 2-STOREY BOARDROOM (TBC)



EXECUTIVE STYLE WASHROOMS



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# PHOTOS



COMMON KITCHEN AND LUNCHROOM



FENCED AND GATED PARKING, 1 STALL PER OFFICE



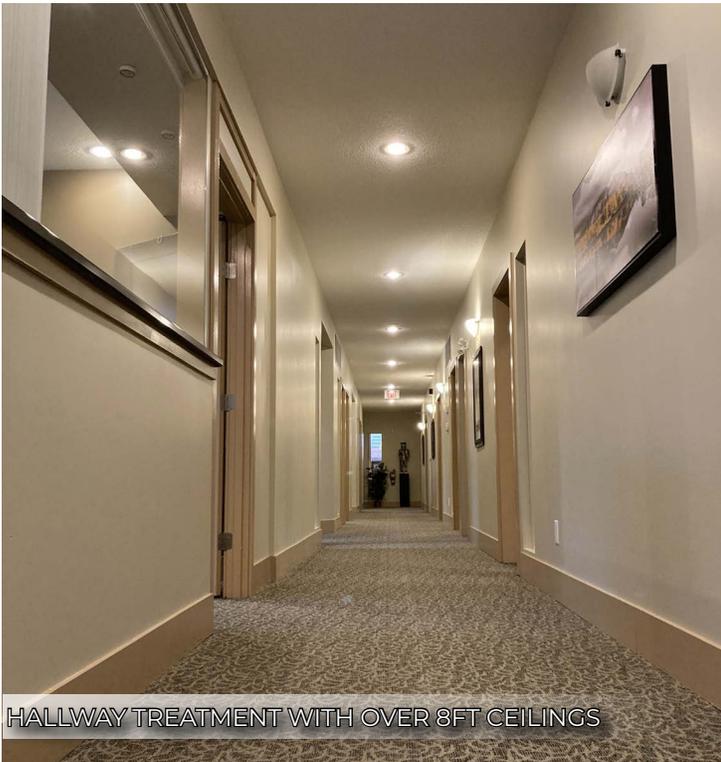
WINDOWS (OPENABLE) IN NEARLY ALL OFFICES

## FINANCIALS

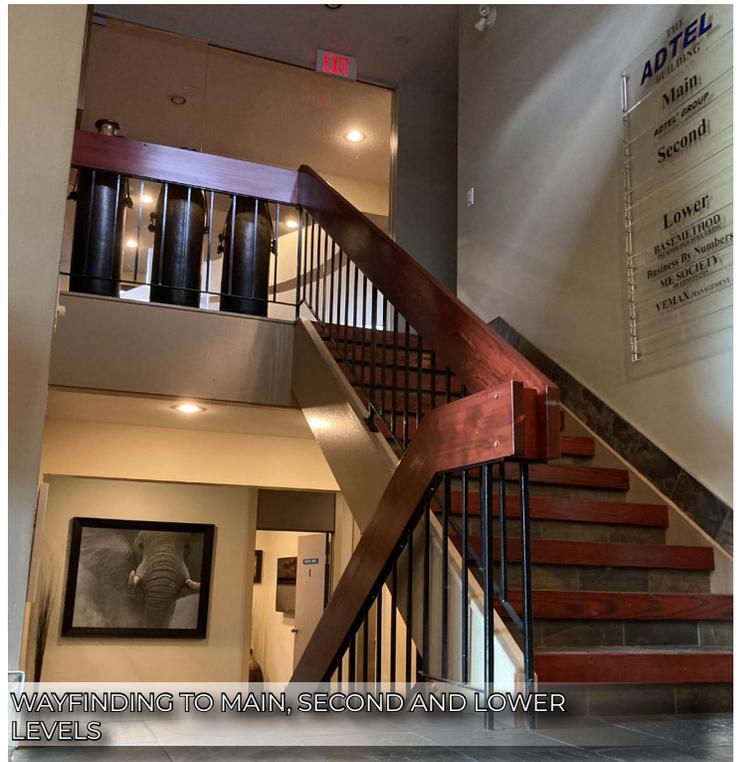
Single Office: \$900.00/month  
(includes shared use of amenities) and internet negotiable

Multiple Offices: Market

Portion of a Floor: Market



HALLWAY TREATMENT WITH OVER 8FT CEILINGS



WAYFINDING TO MAIN, SECOND AND LOWER LEVELS



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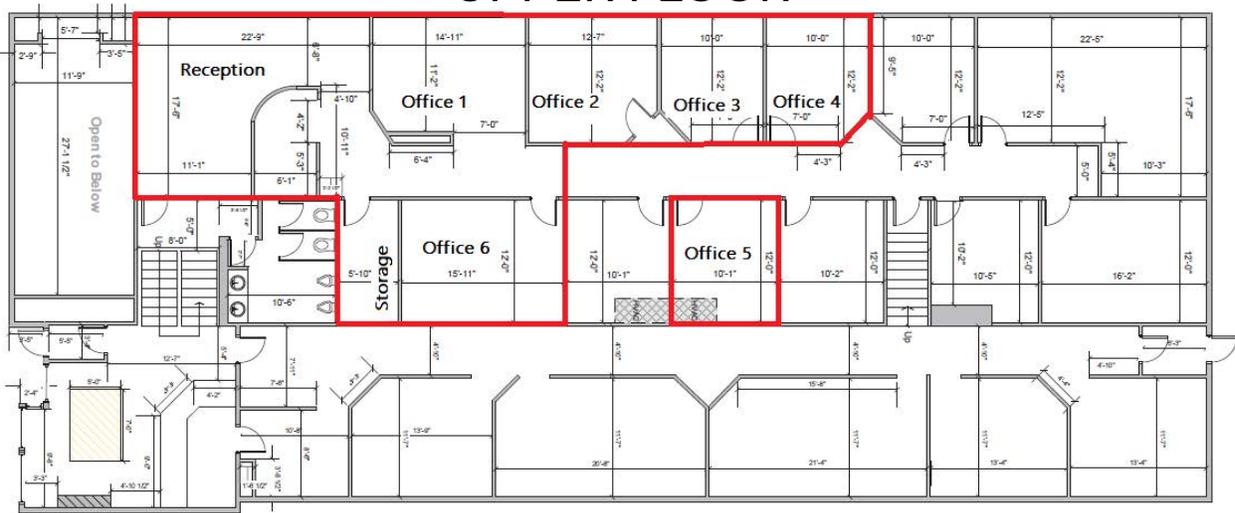
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# PROPERTY DETAILS

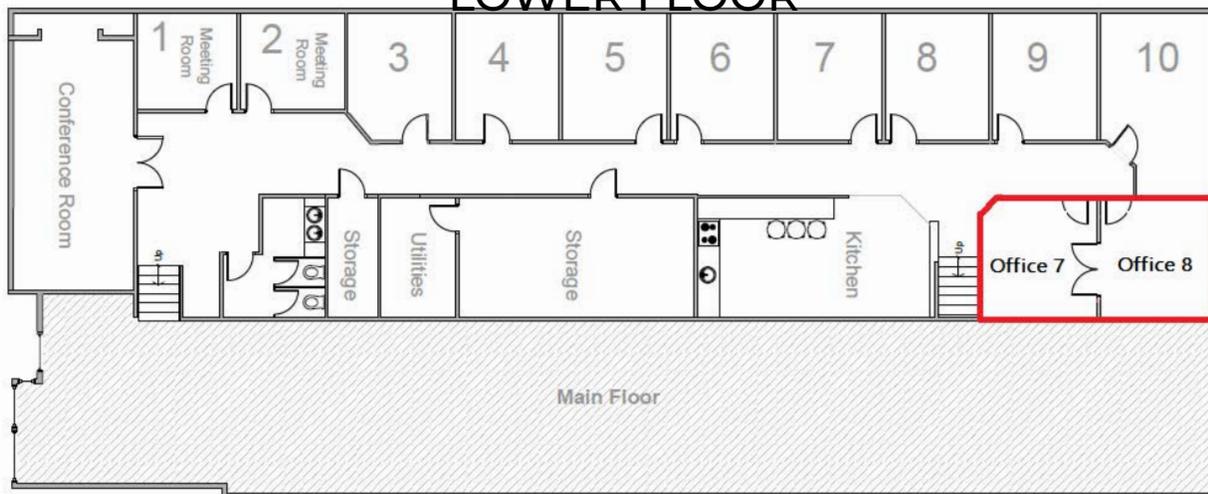
ADDRESS	11630 Kingsway NW, Edmonton	SECURITY	Fenced and gated parking, surveillance camera monitored 24/7, alarm and passcode
AVAILABLE SPACE	120 sq ft +/- (one office) - (TBD) 3/4 floor	POSSESSION	Immediate
HEATING/COOLING	Rooftop HVACs	INTERNET	Fiber
LIGHTING	Fluorescent and lots of natural light	AMENITIES	Shared boardroom, meeting rooms, kitchen/lunch room and reception negotiable. Handicap lift negotiable
SIGNAGE	Wayfinding at front entrance and landscape signage negotiable		
CEILING HEIGHT	8'9" +/-		

## Floor Plans (Drawing for illustration purposes only, actual may vary.)

### UPPER FLOOR



### LOWER FLOOR

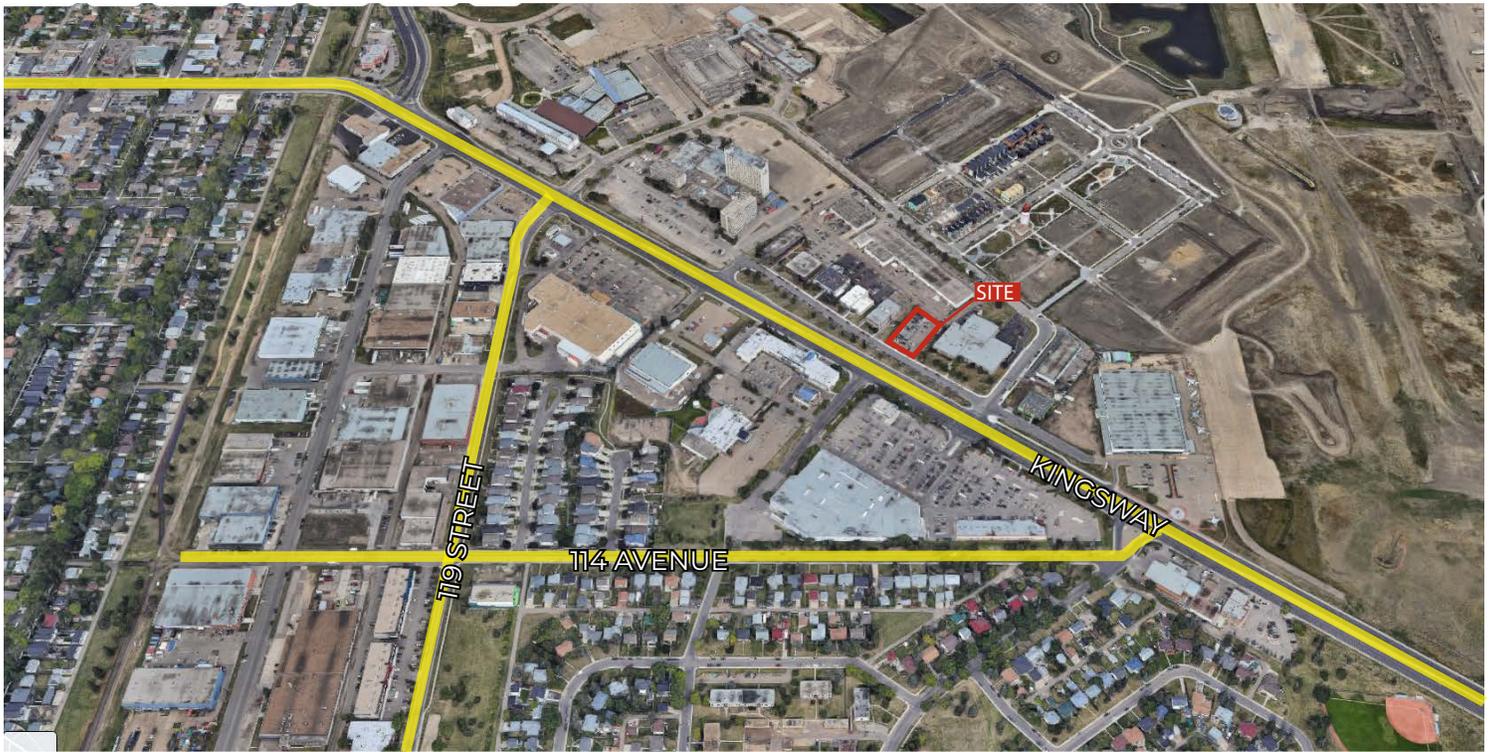


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## LOCAL MAP



## REGIONAL MAP



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## ABOUT ROYAL PARK REALTY

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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## THOMAS BRAUN Associate, MBA - BIO

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Thomas Braun, Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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