

FOR LEASE

CENTRE 111 OFFICE/MEDICAL SPACE

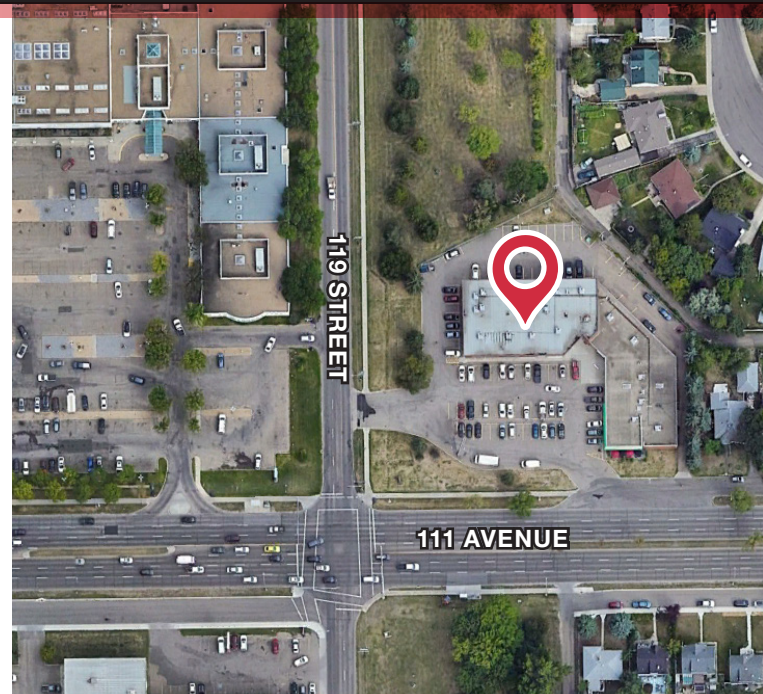
NAI Commercial



11830 - 111 AVENUE | EDMONTON, AB | FLEXIBLE HIGH EXPOSURE UNITS

PROPERTY DESCRIPTION

- Flexible main floor spaces suitable for a variety of professional / medical uses
- Contemporary 2nd floor walk-up office
- Excellent parking with 90± dedicated stalls
- Strong Tenant mix featuring established restaurant / pub, medical users and more
- Opportunity for pylon signage and/or exterior signage
- Great corner location fronting 119 St and 111 Avenue
- Proximity to residential areas of Queen Mary Park, Westmount and Inglewood



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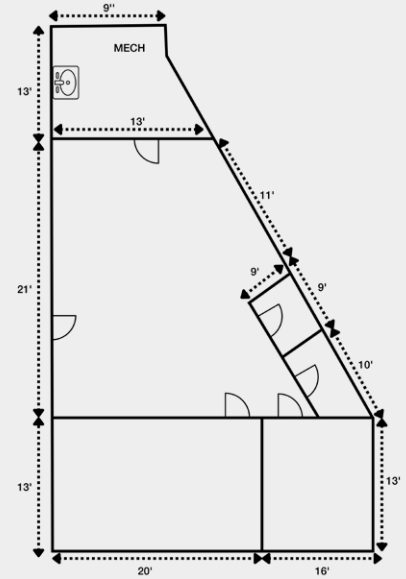
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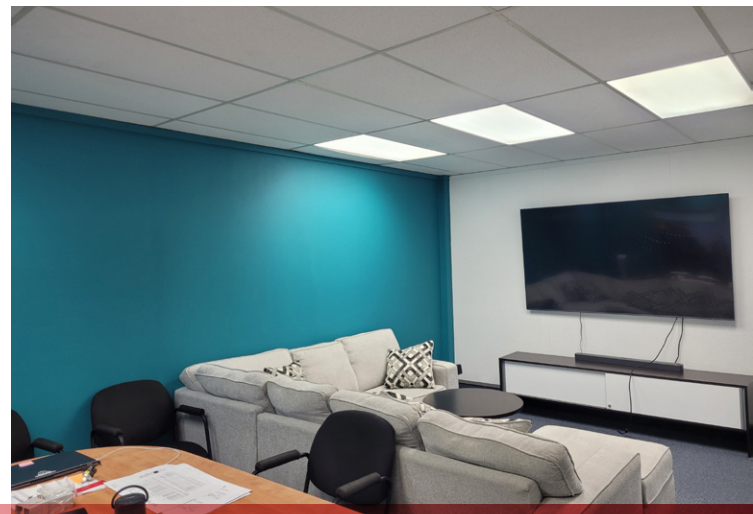
NAIEDMONTON.COM

UNIT 201

| | |
|-------------------|--|
| SIZE | 1,433 sq.ft.± |
| LEGAL DESCRIPTION | Plan 5771MC Block 18A Lot 15 |
| AVAILABLE | 30 days notice |
| ZONING | CN Neighborhood Commercial |
| LEASE TERM | 3-10 years |
| NET LEASE RATE | \$8.00/sq.ft./annum |
| OPERATING COSTS | \$15.89/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, common area maintenance, management fees and utilities (gas, water and power) |

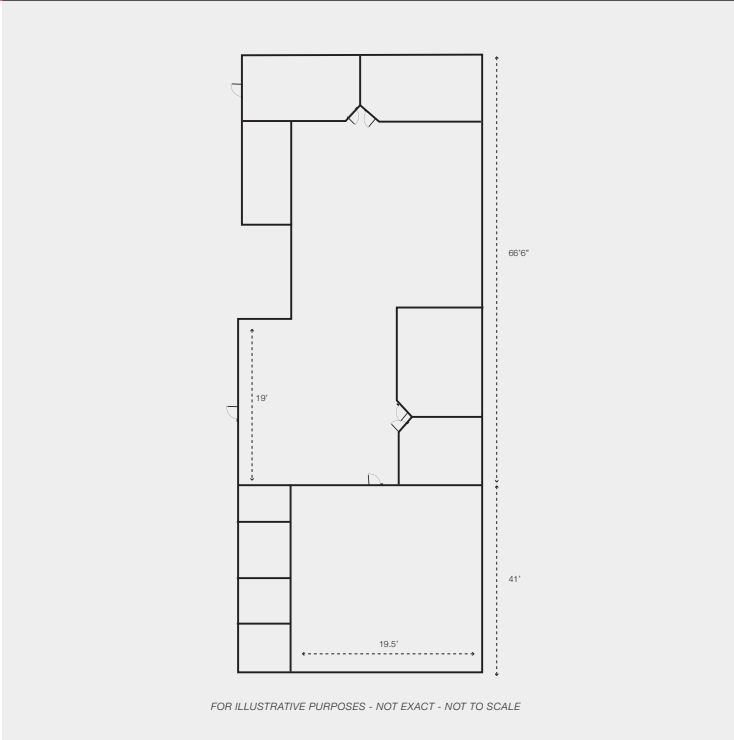


FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



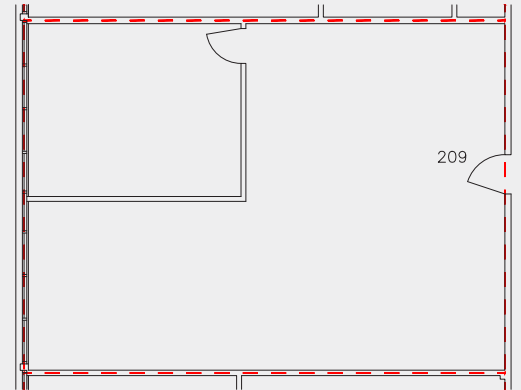
UNIT 202

| | |
|-------------------|--|
| SIZE | 3,592 sq.ft.± |
| LEGAL DESCRIPTION | Plan 5771MC Block 18A Lot 15 |
| AVAILABLE | April 1, 2026 |
| ZONING | CN Neighborhood Commercial |
| LEASE TERM | 3-10 years |
| NET LEASE RATE | \$8.00/sq.ft./annum |
| OPERATING COSTS | \$15.89/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, common area maintenance, management fees and utilities (gas, water and power) |



UNIT 209

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|-------------------|--|
| SIZE | 1,127 sq.ft.± |
| LEGAL DESCRIPTION | Plan 5771MC Block 18A Lot 15 |
| AVAILABLE | March 1, 2026 |
| ZONING | CN Neighborhood Commercial |
| LEASE TERM | 3-10 years |
| NET LEASE RATE | \$8.00/sq.ft./annum |
| OPERATING COSTS | \$15.89/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, common area maintenance, management fees and utilities (gas, water and power) |



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