

FOR LEASE

CENTRE 111 OFFICE/MEDICAL SPACE

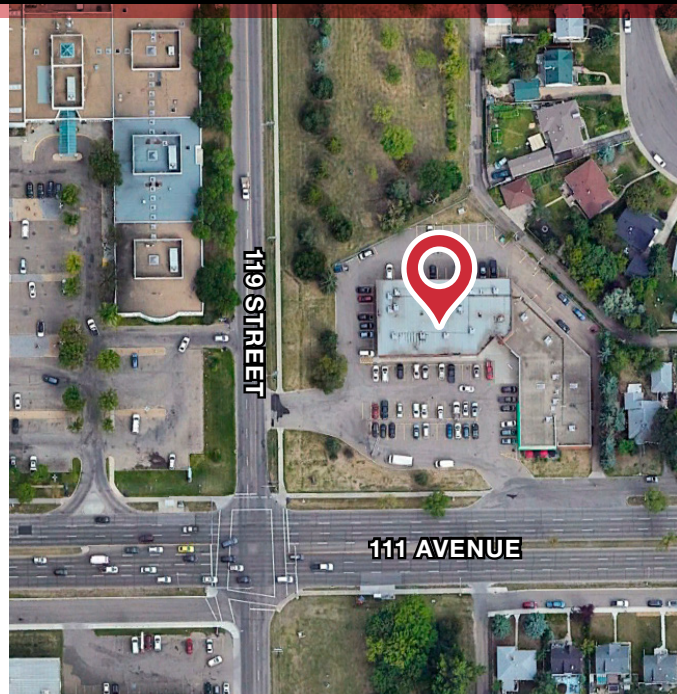
NAICommercial



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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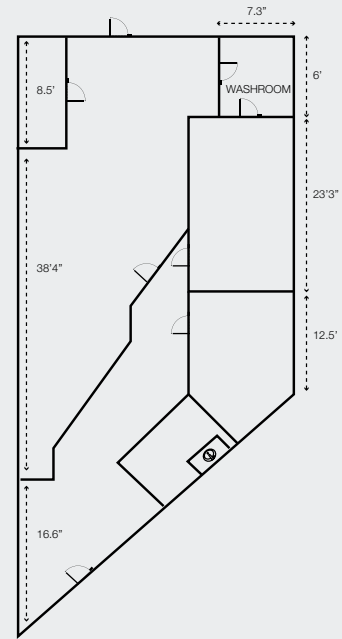
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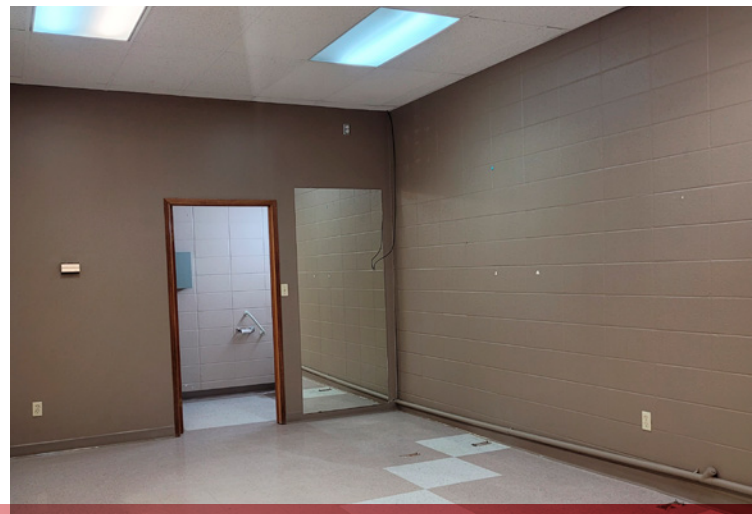
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UNIT 11834

SIZE	1,387 sq.ft.±
LEGAL DESCRIPTION	Plan 5771MC Block 18A Lot 15
AVAILABLE	Immediately
ZONING	CN Neighborhood Commercial
LEASE TERM	3-10 years
NET LEASE RATE	\$16.00/sq.ft./annum
OPERATING COSTS	\$10.22/sq.ft./annum (2025 estimate) Includes property taxes, building insurance, common area maintenance and management fees

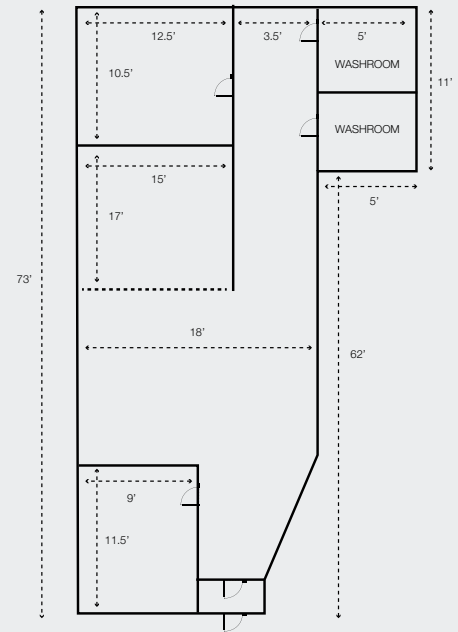


FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



UNIT 11842

SIZE	1,387 sq.ft.±
LEGAL DESCRIPTION	Plan 5771MC Block 18A Lot 15
AVAILABLE	Immediately
ZONING	CN Neighborhood Commercial
LEASE TERM	3-10 years
NET LEASE RATE	\$16.00/sq.ft./annum
OPERATING COSTS	\$10.22/sq.ft./annum (2025 estimate) Includes property taxes, building insurance, common area maintenance and management fees

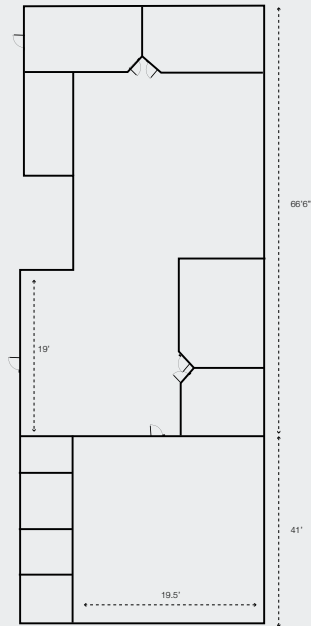


FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



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	\$16.50/sq.ft./annum (2025 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

