

FOR LEASE

149 ST. CENTRE RETAIL/WAREHOUSE/FLEX SPACE

14819 118 Avenue, Edmonton, AB



Irresistible Tenant Incentives!*

HIGHLIGHTS

- 4,800 - 14,400 sq ft \pm of front-loading retail/warehouse/flex space is available for lease in North-West Edmonton, featuring excellent exposure to 21,700 vehicles daily on 149 Street and 14,800 vehicles daily on 118 Avenue (City of Edmonton, 2022), 18' \pm clear ceiling heights and 32' x 24' column spacing.
- **3-year deal:** 3 months free rent, 3 months free fixturing, 10% off the posted net rent and a \$3/sq ft TI package*
- **5-year deal:** 5 months free rent, 5 month free fixturing, 13% off the posted net rent and a \$5/sq ft TI package*

* Limited Time Offer: Contact associate for details. Subject to approved credit and offer terms. All offers are contingent upon final contract agreements and are subject to change based on market conditions, interest rates, and other factors without prior notice. The landlord reserves the right to modify or withdraw this offer at any time. This offer is non-binding until a formal contract is executed. The landlord is not liable for any misunderstandings or changes arising from external factors or incorrect assumptions.

THOMAS BRAUN MBA

Partner, Associate

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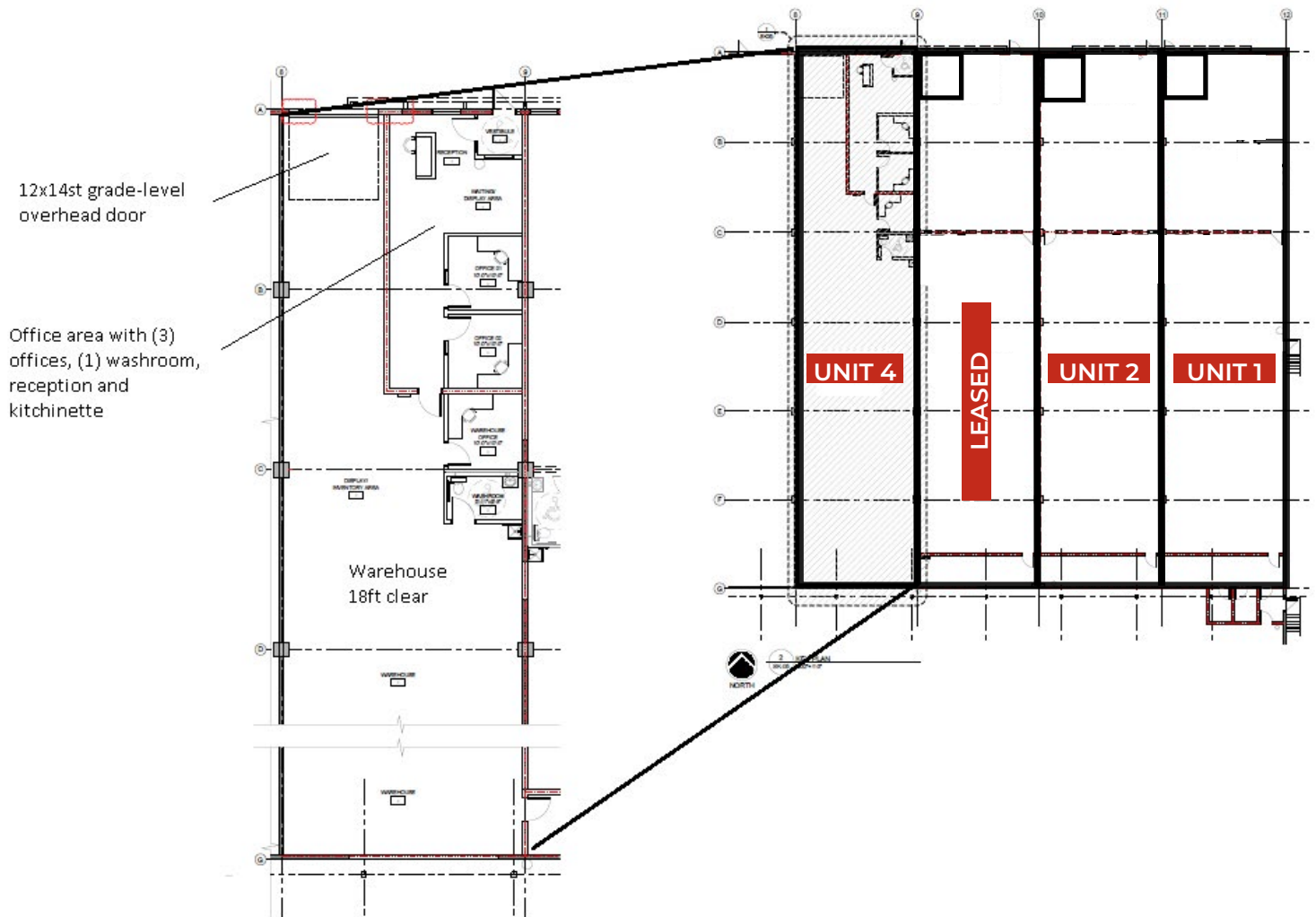


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Concept Layout (Draft floor plan and subject to change without notice)



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Property Details

MUNICIPAL ADDRESS	14819 118 Avenue, Edmonton, AB
LEGAL DESCRIPTION	Plan: 4224MC; Block: 8; Lot: 11A
NEIGHBOURHOOD	Huff Bremnar Estate Industrial
ZONING	IM - (Medium Industrial)
BUILT	1977/92
SITE SIZE	3.2 Acres ±
CONSTRUCTION TYPE	Concrete post and beam & metal post and beam
TOTAL BUILDING SIZE	69,521 sq ft ±
SPACE AVAILABLE	4,800 - 14,400 sq ft ±
PARKING	1.45/1,000 sq ft ±
FIRE SUPPRESSION	Sprinklered and mobile extinguishers
POWER	100 Amps at 120/208 Volts to each (TBC)
POSSESSION	Immediate
INTERNET	TBC
TRANSIT	Bus stop immediately outside along 118th Avenue



Warehouse Details

CLEAR CEILING HEIGHT	18' ± under beam and 19'6" under truss
GRADE LEVEL LOADING	(2) 14' x 12'
HEATING	Suspended gas-fired forced air
LIGHTING	T5 (TBC)
GRID/COLUMN SPACING	33' x 24' ±



FINANCIALS

Net Rent: \$12.00/sq ft (net)

Op Costs: \$3.88/sq ft (2024)**

**Combined utilities and op costs are \$5.38/sq ft

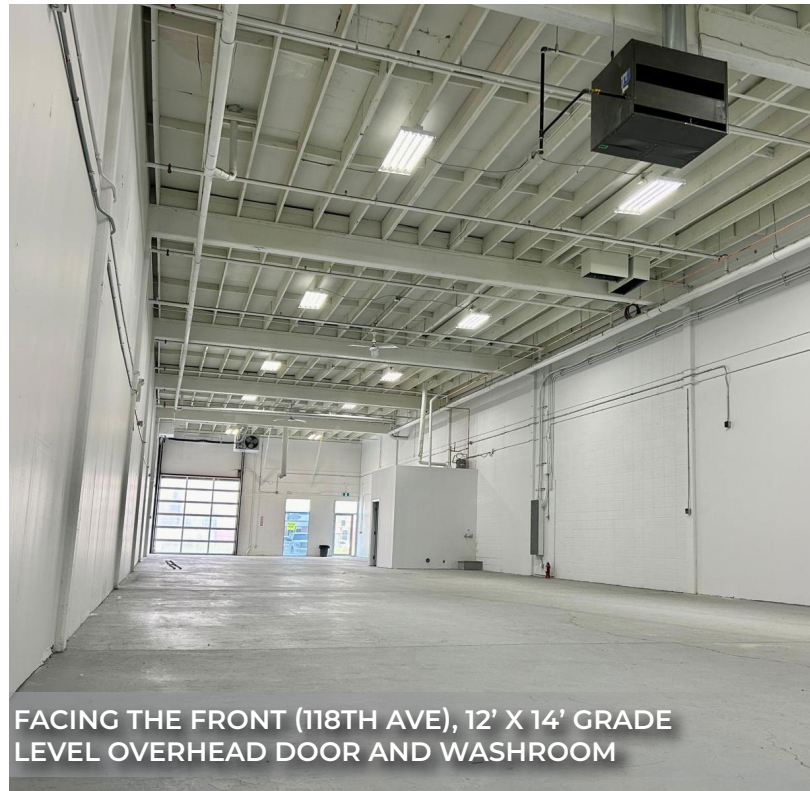
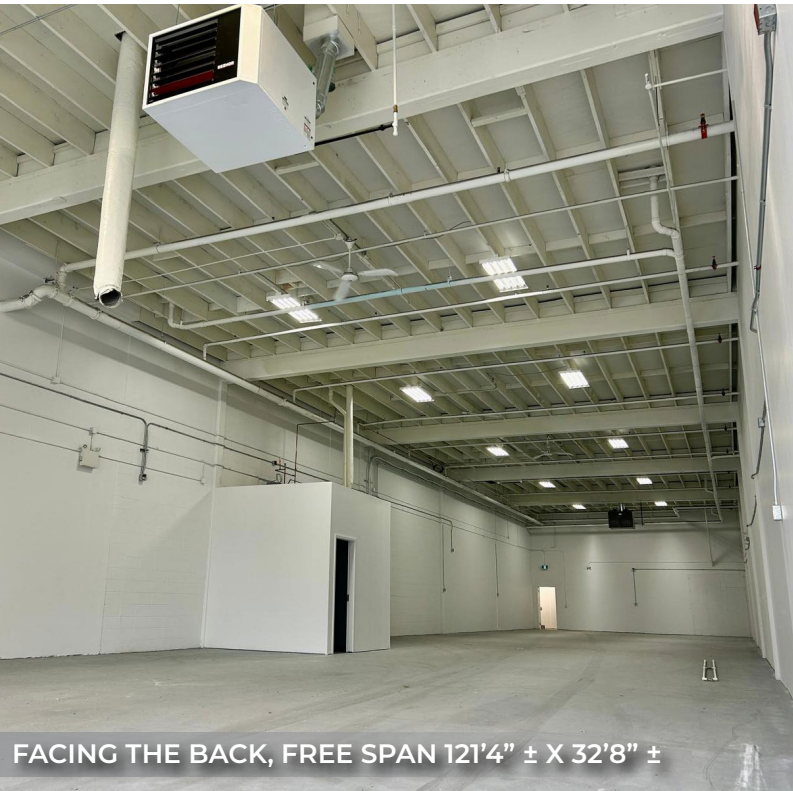


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Interior Photos



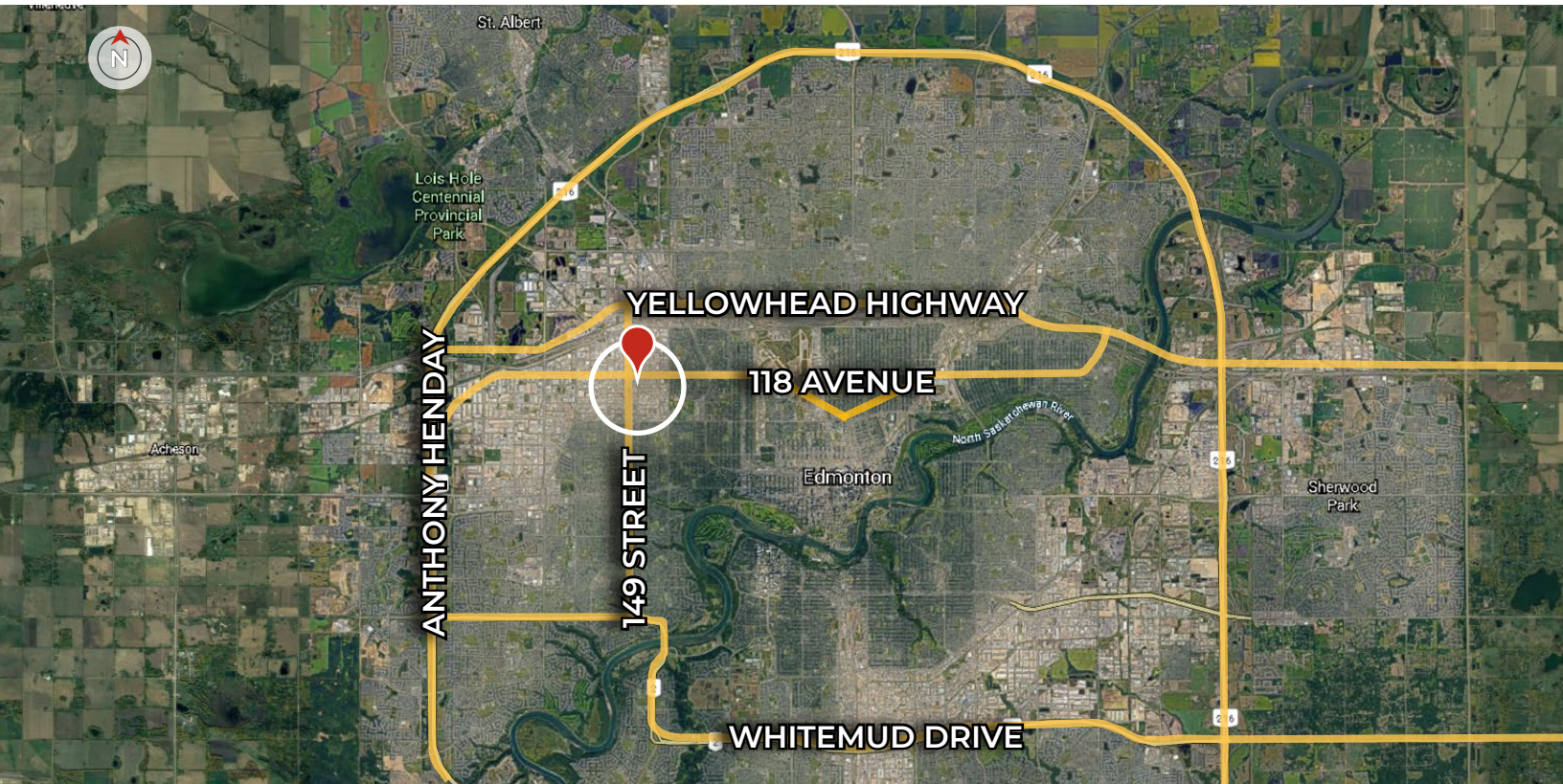
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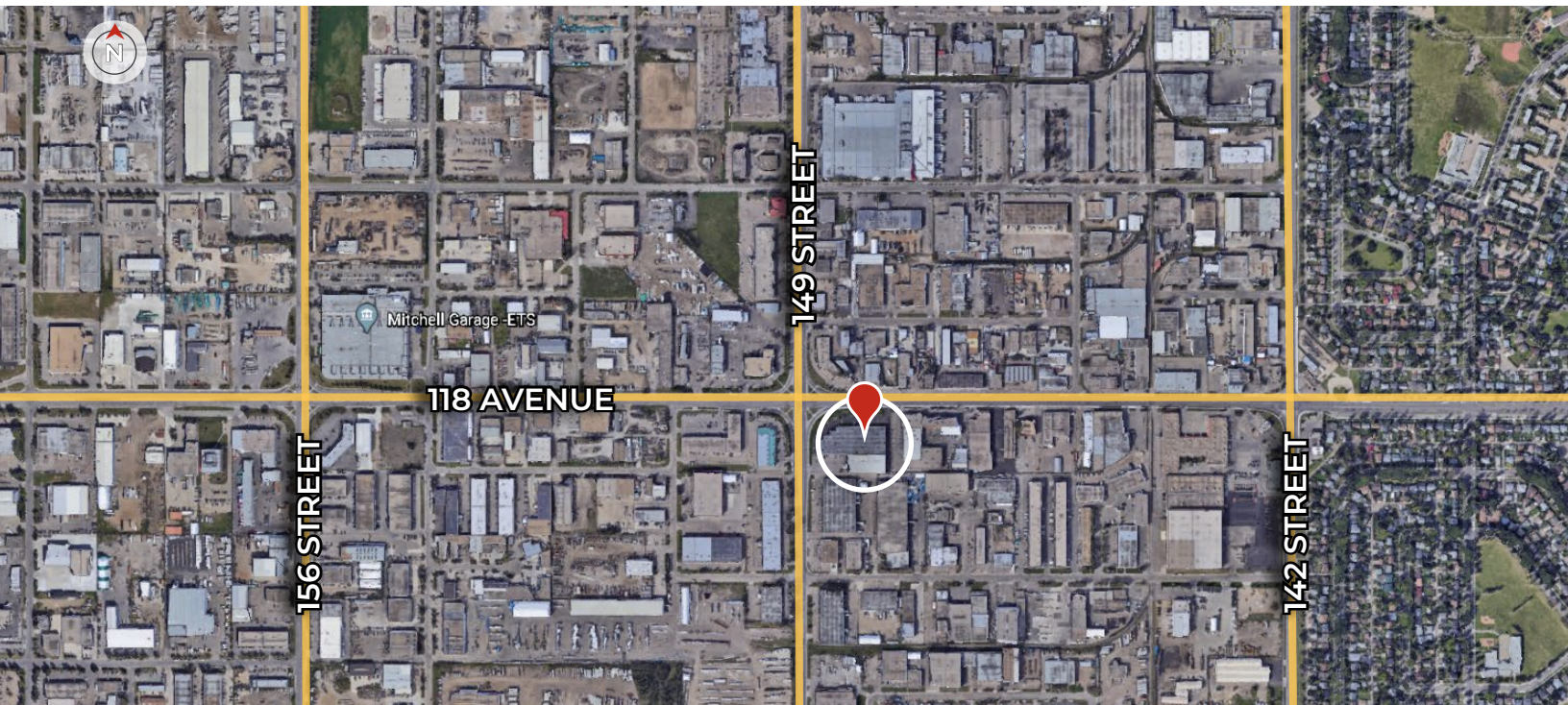
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

Regional Map



Local Map



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 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, MBA | Partner, Associate



THOMAS BRAUN

Partner, Associate

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Thomas Braun, Partner/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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