

FOR LEASE

HARMONY PLAZA

NAI Commercial



131,143
POPULATION

107,899
EMPLOYEES

7,784
BUSINESSES

\$4.12M
TOTAL CONSUMER
SPENDING

\$67,647
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 10KM RADIUS

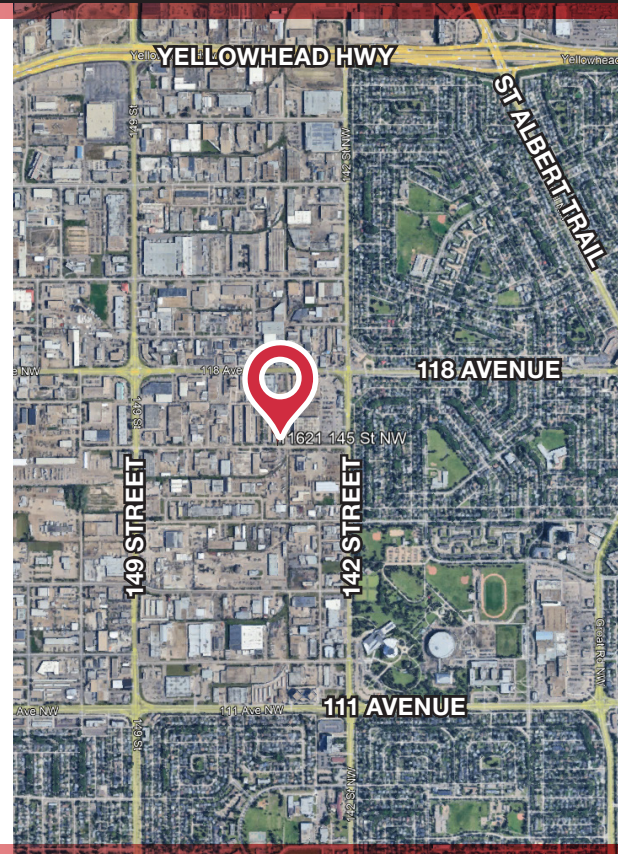
11641 - 145 STREET | EDMONTON, AB | INDUSTRIAL BAY

PROPERTY HIGHLIGHTS

- Opportunity to lease office/warehouse in well-established industrial park bordering significant residential population
- 2,995 sq.ft. ± with 2 large offices, boardroom, open bullpen/showroom, kitchenette and grade loading warehouse
- Telus Fibre internet
- Located just off 142 Street and 118 Avenue, with easy access to Yellowhead Trail
- Approximately 2000 Sq.Ft. of yard storage available

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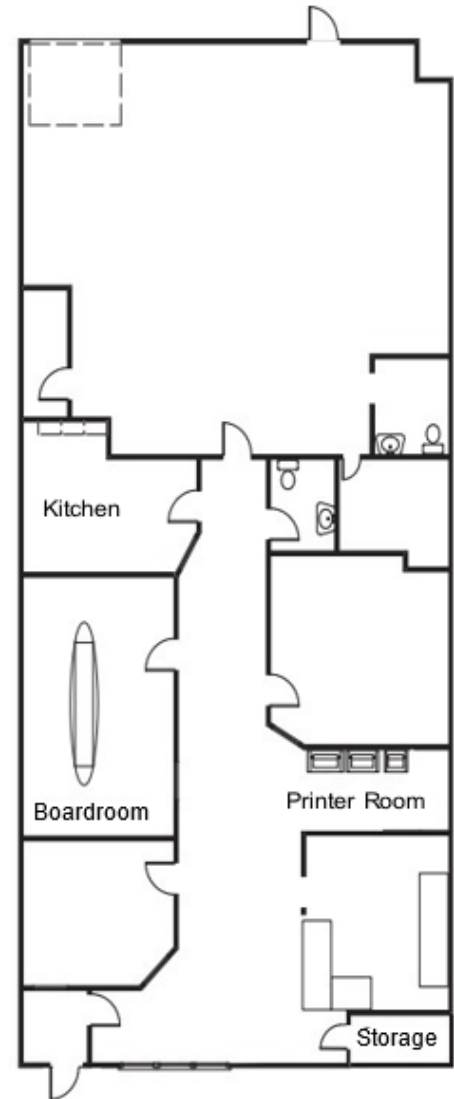
ADDITIONAL INFORMATION

AREA AVAILABLE	2,995 sq.ft.
LEGAL DESCRIPTION	Lot 43, 44 - Block 8 - Plan 129RS
ZONING	IM
AVAILABLE	Immediately
CEILING HEIGHT	14' clear
HEATING	HVAC rooftop unit with AC
POWER	100 amp (TBC)
PARKING	Paved surface stalls
LOADING	Grade
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS (2025 estimate)	\$6.69/sq.ft./annum Includes common area maintenance, property tax, building insurance and management fees



11641

UNIT 11641 - 2,995 SF±



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