

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

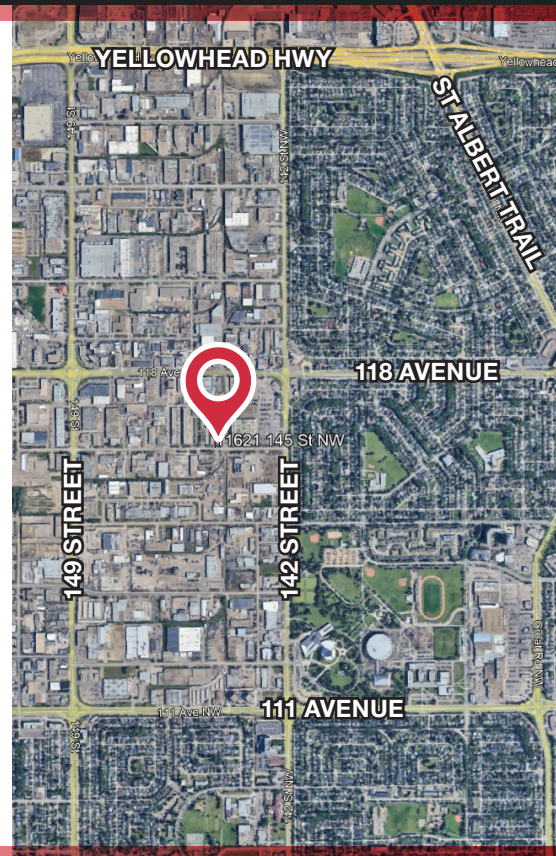
11646 - 145 STREET | EDMONTON, AB | INDUSTRIAL WAREHOUSE AND OFFICE

PROPERTY HIGHLIGHTS

- Opportunity to lease 2,400 sq.ft. two storey office/warehouse in well-established industrial park bordering significant residential population
- Modern finishes throughout
- Small storage space outside
- Located just off 118 Avenue and 142 Street with easy access to St. Albert Trail and Yellowhead Trail

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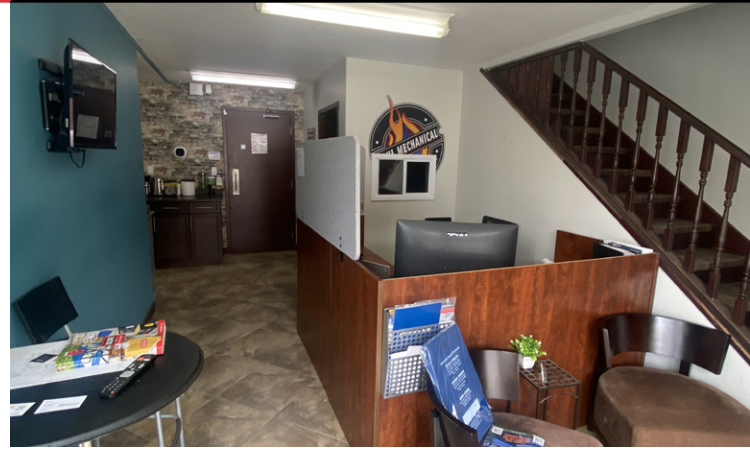
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ADDITIONAL INFORMATION

| | |
|---------------------------------|---|
| AREA AVAILABLE | Main Floor Office: 550 sq.ft.± Second Floor Office: 550 sq.ft.± <u>Warehouse: 1,300 sq.ft.±</u> Total: 2,400 sq.ft.± |
| LEGAL DESCRIPTION | Lot 43, 44 - Block 8 - Plan 129RS |
| ZONING | IM |
| AVAILABLE | Negotiable |
| CEILING HEIGHT | 14' clear |
| POWER | 100 amp, 120/240 Volt |
| LOADING | 12'x14' Grade |
| LEASE TERM | 3 - 5 years |
| NET LEASE RATE | \$11.00/sq.ft./annum |
| OPERATING COSTS (2026 estimate) | \$6.69/sq.ft./annum Includes common area maintenance, property tax, building insurance and management fees |



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