



FOR LEASE

Flex Space with Exceptional Visibility and Endless Possibilities

COPPERTONE VII BUILDING

12036 - 149 Street NW, Edmonton AB

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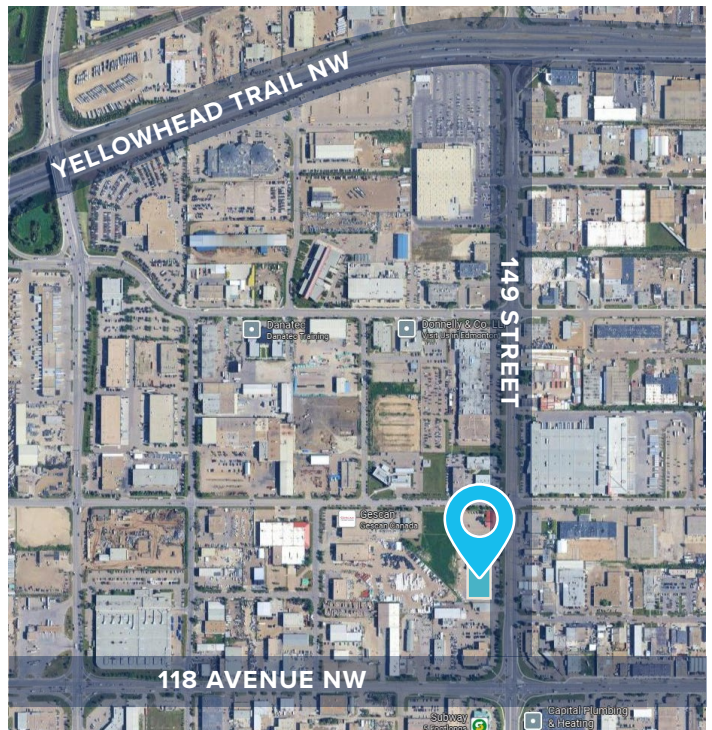
Versatile Space: 9,500 ft²

Located along the bustling 149 Street corridor in Northwest Edmonton, this impressive 9,500 ft² property presents a rare opportunity to elevate your business in one of the city's most sought-after commercial zones. With exceptional visibility, high-traffic exposure, and prominent signage potential, your brand will stand out in style. Key features include a versatile layout to accommodate a wide range of business types—from retail and distribution to creative studios or service centers and a showroom and office area ideal for client-facing operations or administrative use. An expansive warehouse with both dock-level and grade-level loading for seamless logistics. This space offers limitless possibilities in a location that works.

PROPERTY DETAILS

Property Address	12036 - 149 Street NW, Edmonton
Legal Description	Lot 8, Block 4 & Plan 9823944
Zoning	Business Employment (BE)
Leasable Area	9,500 ft ²
Parking	Ample free parking on site
Warehouse Ceiling Height	20 ft
Lighting	LED throughout
Mechanical	HVAC, gas-fired/radiant tube heating to warehouse areas
Sprinklers/Fire Alarm System	Fully Sprinklered
Rear Loading	2 Grade Doors, 2 Dock Doors
Lease Rate	\$12.00 per square foot
Common Area	\$7.65 per square foot (Estimate 2025)
Available	November 2025

PROPERTY LOCATION



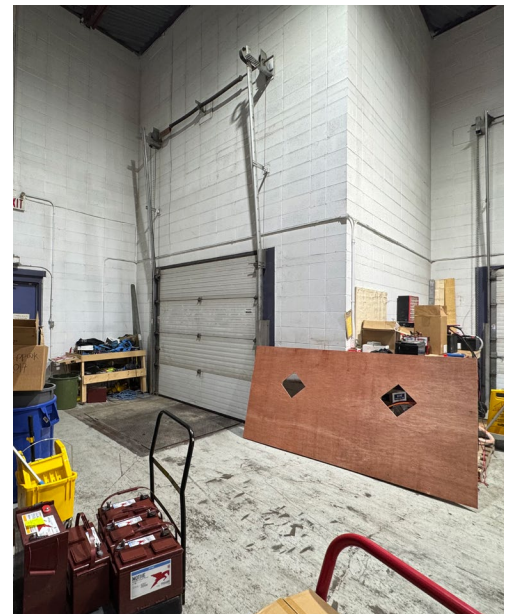
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