

FOR LEASE

OFFICE RETAIL BAY

NAI Commercial



11515 - 105 AVENUE | EDMONTON, AB | 1,300 - 2,800 SF±

PROPERTY DESCRIPTION

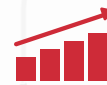
- Two bays available:
 - 2,788 sq.ft.± office retail bay (can be demised)
 - 1,488 sq.ft.± partially built out bay
- Located in Queen Mary Park
- Minutes away from MacEwan University & Brewery District
- Transit available by Bus & LRT (Metro & Future Valley Line)
- Convenient access to 109 Street or 124 Street, Jasper Avenue and 104 Avenue
- Suitable for food & beverage, health & wellness, fashion & apparel or professional services

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243,796
DAYTIME POPULATION



2.7%
ANNUAL GROWTH 2023 - 2033



160,317
EMPLOYEES

9,644
BUSINESSES



\$7.18B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE	Bay A: 2,788 sq.ft.± Bay B: 1,488 sq.ft.± - PENDING
LEGAL DESCRIPTION	Plan 1921606, Block 15, Lot 145A
ZONING	Site Development Control (DC2)
YEAR BUILT	1952
LEASE TERM	5 years
TENANT IMPROVEMENT ALLOWANCE	Negotiable
NET LEASE RATE	\$13.00/sq.ft./annum
OPERATING COSTS	\$12.00/sq.ft./annum (2024 estimate) includes common area maintenance, property taxes, building insurance and management fees

