

FOR LEASE

CENTRE 111 OFFICE/MEDICAL SPACE

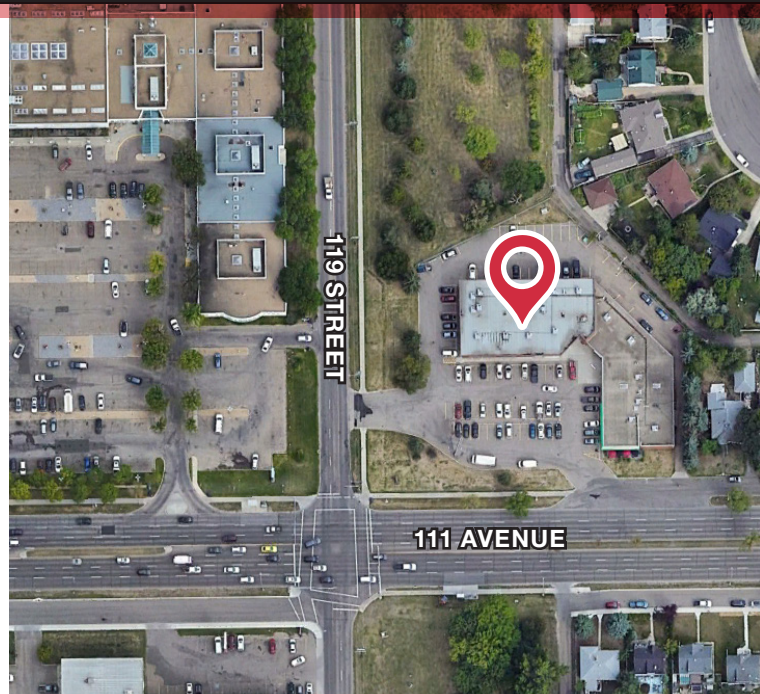
NAICommercial



11830 - 111 AVENUE | EDMONTON, AB | FLEXIBLE HIGH EXPOSURE UNITS

PROPERTY DESCRIPTION

- Flexible main floor spaces suitable for a variety of professional / medical uses
- Contemporary 2nd floor walk-up office
- Excellent parking with 90± dedicated stalls
- Strong Tenant mix featuring established restaurant / pub, medical users and more
- Opportunity for pylon signage and/or exterior signage
- Great corner location fronting 119 St and 111 Avenue
- Proximity to residential areas of Queen Mary Park, Westmount and Inglewood



DON ROBINSON

Senior Associate
587 635 2490
drobinson@naiedmonton.com

RYAN BROWN

Partner
587 635 2486
rbrown@naiedmonton.com

HARRIS VALDES

Associate
587 635 5611
hvaldes@naiedmonton.com



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



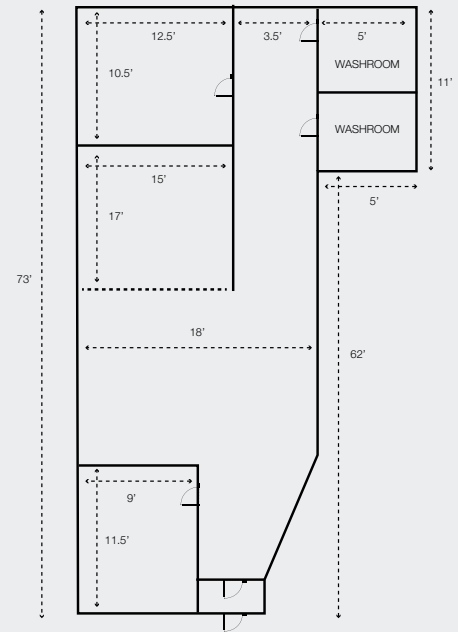
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UNIT 11842

SIZE	1,387 sq.ft.±
LEGAL DESCRIPTION	Plan 5771MC Block 18A Lot 15
AVAILABLE	30 days
ZONING	CN Neighborhood Commercial
LEASE TERM	3-10 years
NET LEASE RATE	\$16.00/sq.ft./annum
OPERATING COSTS	\$11.05/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, common area maintenance and management fees

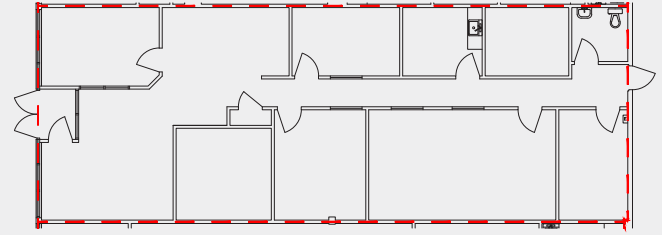


FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

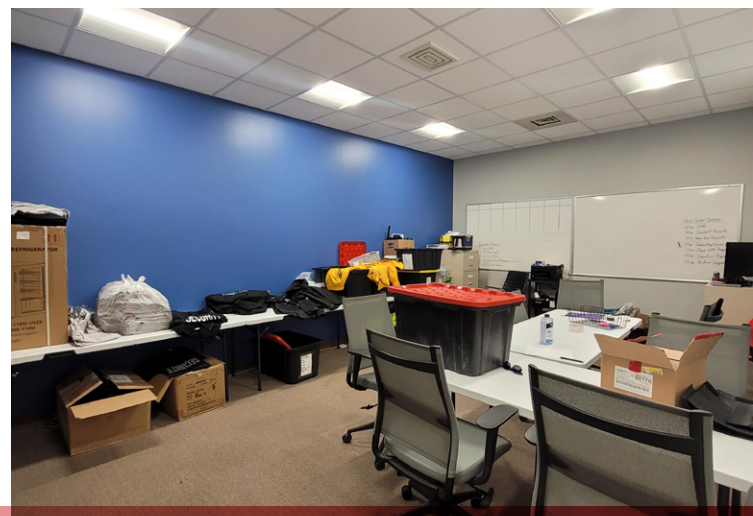


UNIT 11848

SIZE	2,030 sq.ft.±
LEGAL DESCRIPTION	Plan 5771MC Block 18A Lot 15
AVAILABLE	30 days
ZONING	CN Neighborhood Commercial
LEASE TERM	3-10 years
NET LEASE RATE	\$16.00/sq.ft./annum
OPERATING COSTS	\$11.05/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, common area maintenance and management fees



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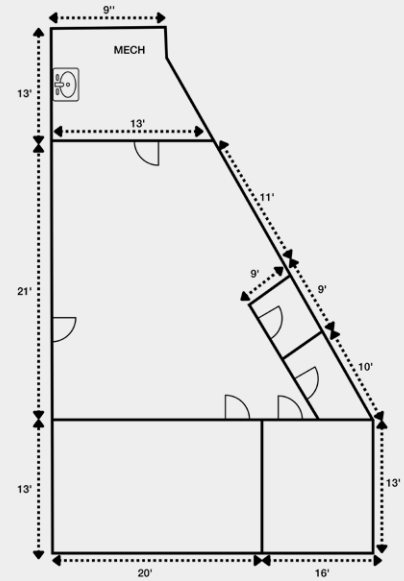


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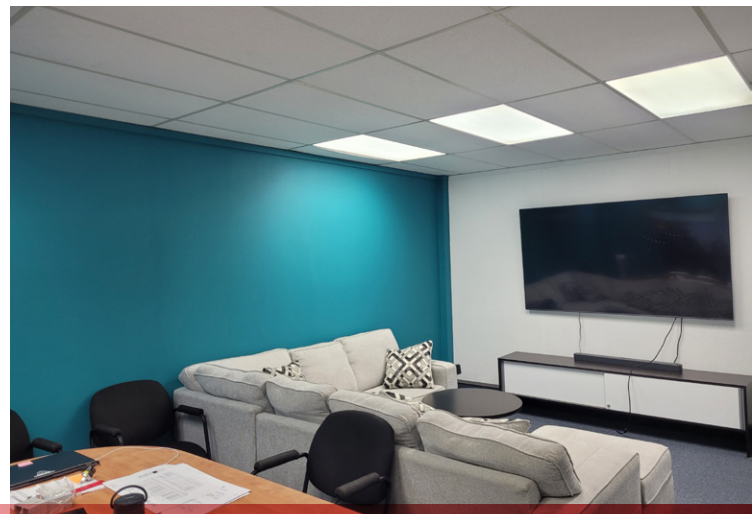
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UNIT 201

SIZE	1,433 sq.ft.±
LEGAL DESCRIPTION	Plan 5771MC Block 18A Lot 15
AVAILABLE	30 days notice
ZONING	CN Neighborhood Commercial
LEASE TERM	3-10 years
NET LEASE RATE	\$8.00/sq.ft./annum
OPERATING COSTS	\$15.89/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, common area maintenance, management fees and utilities (gas, water and power)

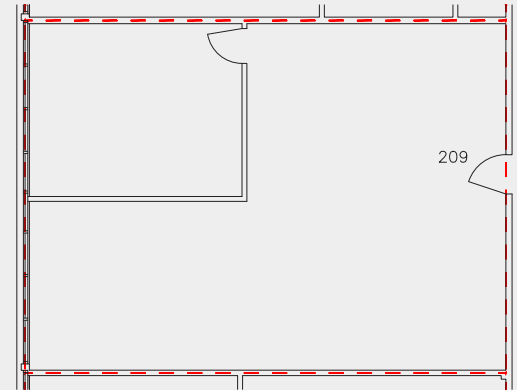


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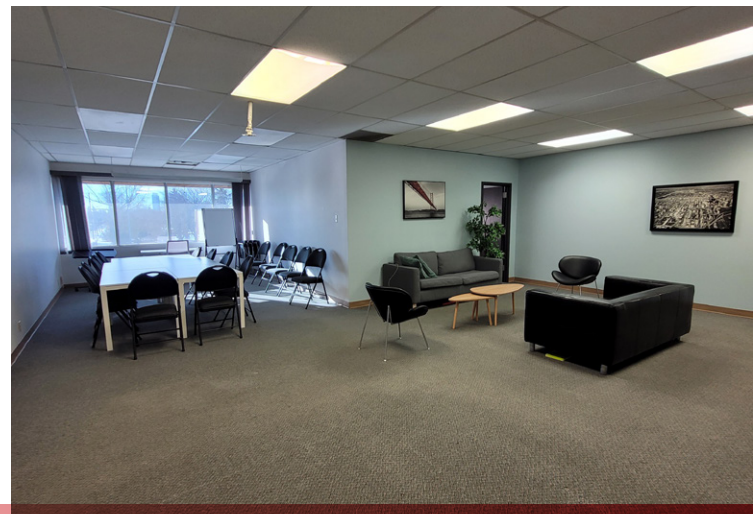


UNIT 209

SIZE	1,127 sq.ft.±
LEGAL DESCRIPTION	Plan 5771MC Block 18A Lot 15
AVAILABLE	March 1, 2026
ZONING	CN Neighborhood Commercial
LEASE TERM	3-10 years
NET LEASE RATE	\$8.00/sq.ft./annum
OPERATING COSTS	\$15.89/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, common area maintenance, management fees and utilities (gas, water and power)



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