

# FOR SUBLEASE

## ALBERTA PARK CENTRE

# NAI Commercial



**15810 - 114 AVENUE | EDMONTON, AB | OFFICE/WAREHOUSE**

### PROPERTY DESCRIPTION

- 35,030 sq.ft. to 39,727 sq.ft. ± of well presented office, classroom, and warehouse space
- Newly renovated build out with 10 designated offices, open work space, kitchenette, 2 lounge areas, training lab, and meeting rooms
- 3 contiguous warehouse spaces each ~112'x 41' with an additional warehouse with dock loading on the North West side of the building
- 1 x 15 ton crane
- 1 x 5 ton crane
- Close proximity to Yellowhead Trail, Anthony Henday Drive and 170 Street
- Opportunity for 73,438 sq.ft.± contiguous space

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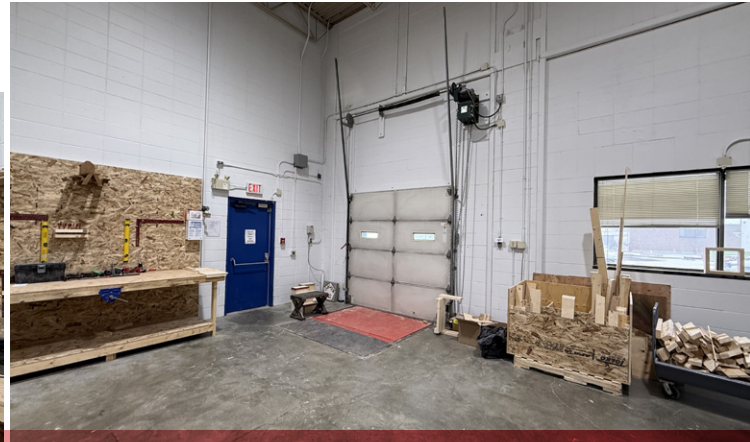
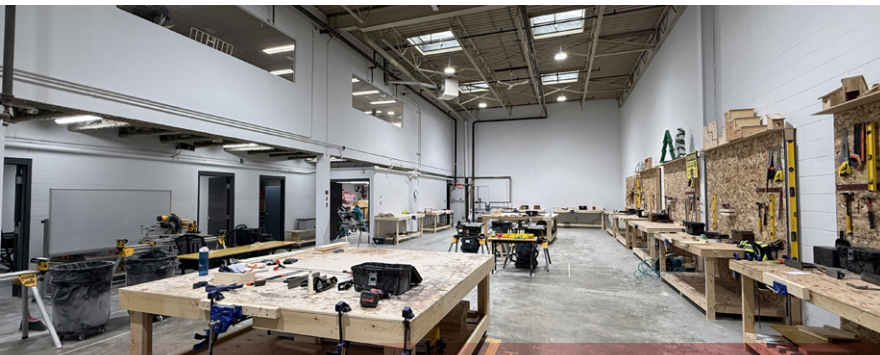
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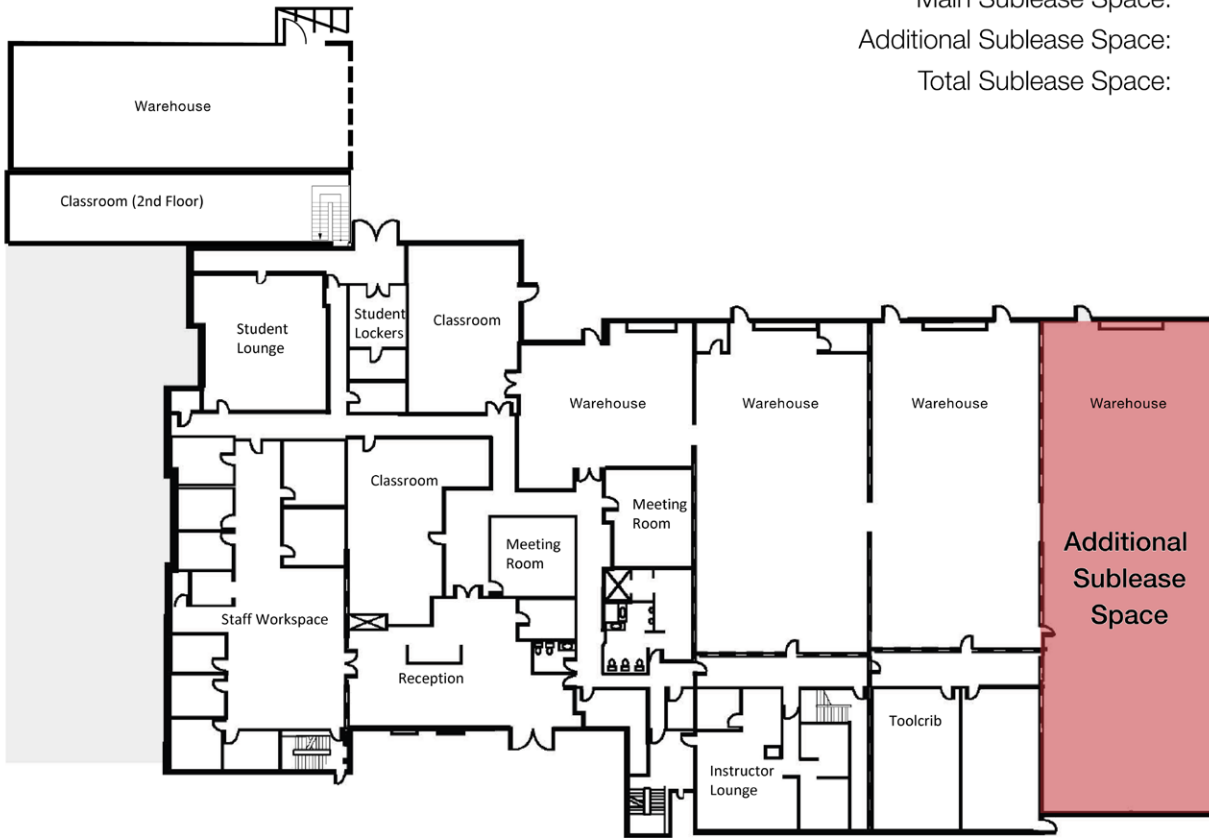
**ADDITIONAL INFORMATION**

LEGAL DESCRIPTION	Plan 4641MC Blk A
AREA AVAILABLE	35,030 - 39,727 sq.ft.±  Office space: 19,552 sq.ft.±  Warehouse space: 13,478 sq.ft.± up to 18,175 sq.ft.±  Second floor office: 2,000 sq.ft.±
ZONING	Business Employment (BE)
AVAILABLE	July 1, 2026
CEILING HEIGHT	26'
PARKING	On-site surface parking
LOADING	(1) 8'x8' Dock Door (2) 14' 16' Grade door (1) 12'x14' Grade door (2) 12' x 12' Grade doors
CRANES	15 ton crane 5 ton crane
CRANE BRIDGE WIDTH	40'
POWER	600 amps (TBC)
DRAINAGE	Dual compartment sump
SUBLEASE EXPIRY	Dec 31, 2030
SUBLEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$4.85/sq.ft./annum (2026 estimate) includes common area maintenance, building insurance, management fees and taxes

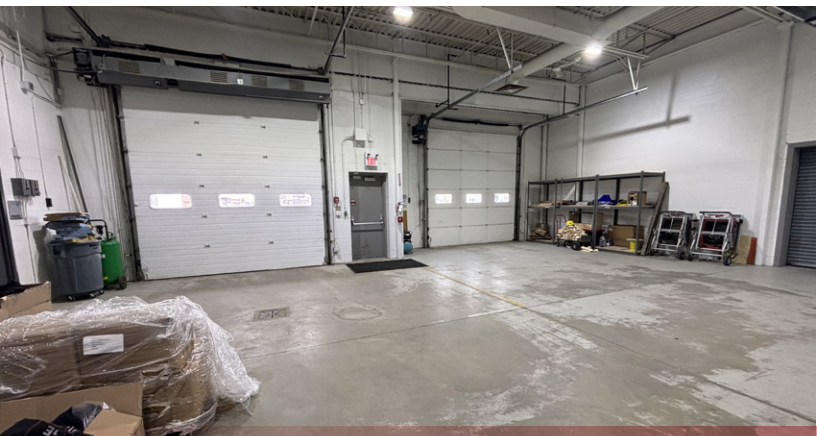


**SUBLEASE SIZES AVAILABLE**

Main Sublease Space:	35,030 sq.ft.±
Additional Sublease Space:	4,697 sq.ft.±
Total Sublease Space:	39,727 sq.ft.±



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



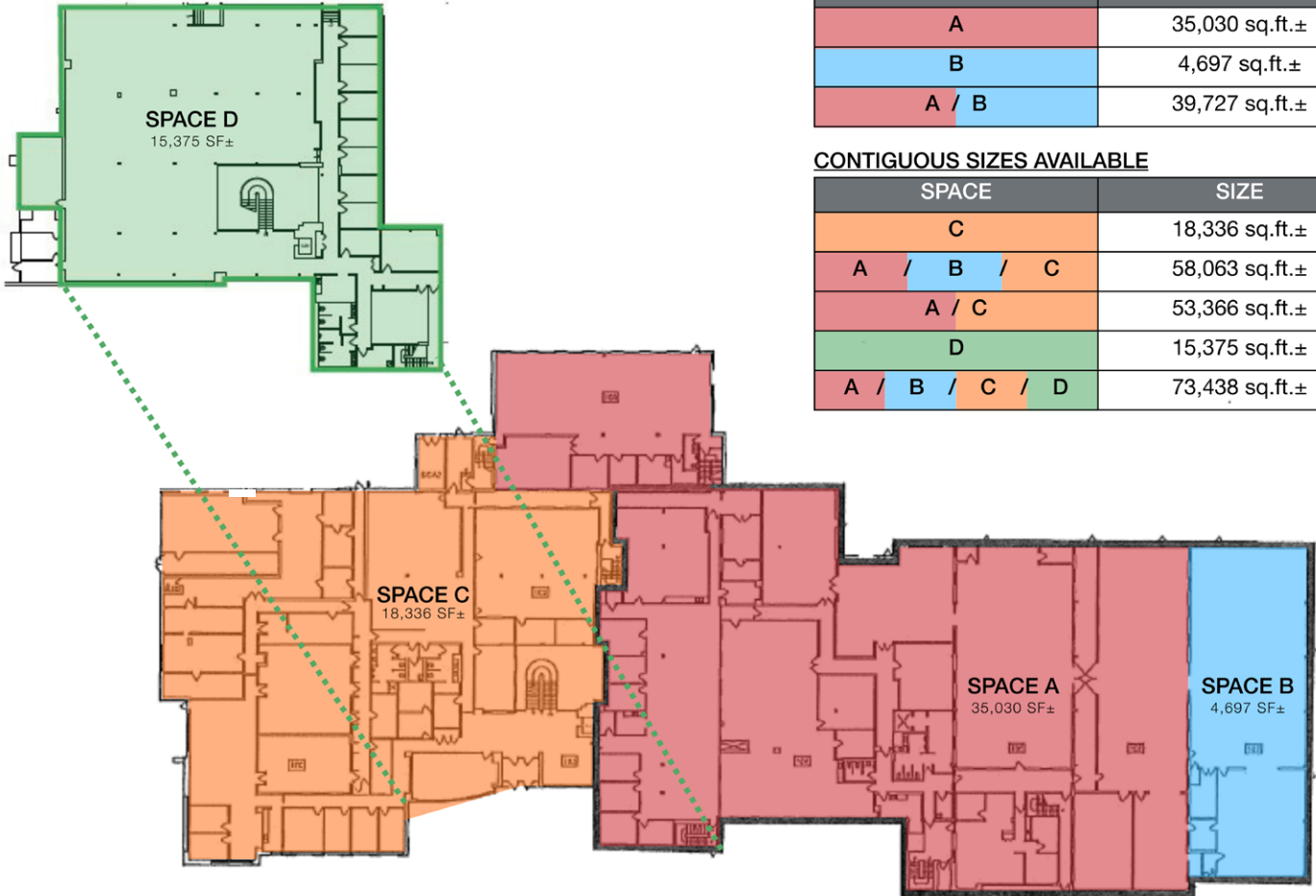
**CONTIGUOUS SPACE AVAILABLE**

**SUBLEASE SIZES AVAILABLE**

SPACE	SIZE
A	35,030 sq.ft.±
B	4,697 sq.ft.±
A / B	39,727 sq.ft.±

**CONTIGUOUS SIZES AVAILABLE**

SPACE	SIZE
C	18,336 sq.ft.±
A / B / C	58,063 sq.ft.±
A / C	53,366 sq.ft.±
D	15,375 sq.ft.±
A / B / C / D	73,438 sq.ft.±



\*DEAL TERMS REFLECTED ON THIS BROCHURE ARE FOR A SUBLEASE AGREEMENT, HEAD LEASE TERMS MAY DIFFER\*

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