

FOR LEASE

15108 118 AVENUE



4,668 SQUARE FEET OF SECOND FLOOR OFFICE



Six private offices, conference room, staff lunch room, and two washrooms



Building signage available



Economical space with ample parking



Quick access to Yellowhead Trail and 118 Avenue

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**AVISON
YOUNG**

15108 118 AVENUE



LEGAL DESCRIPTION

Plan 9422876; Block 19; Lot 7



AVAILABLE

4,688 sf

Can be combined with 17,850 SF of main floor warehouse and showroom space



ZONING

IM - Medium Industrial



RENTAL RATE

From \$3,000/month which includes all utilities and operating costs



TERM

Minimum one (1) year term

**Perfect for non-profits
or project based
teams looking for
functional and cost
effective office space**

IM zoned office space can be used for professional, management, administrative, consulting, or financial services such as:



Architecture and consulting



Tech companies/IT



Project management



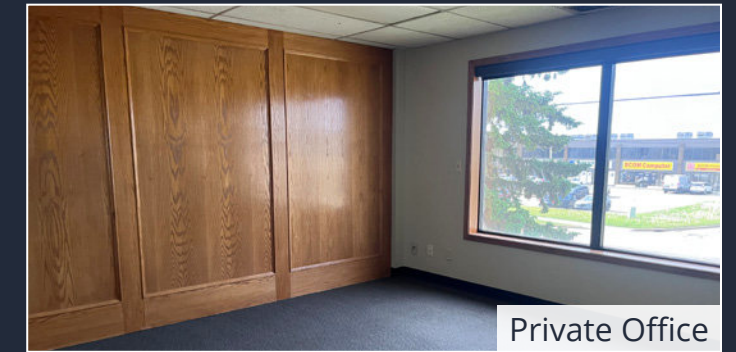
Constructions or trades office



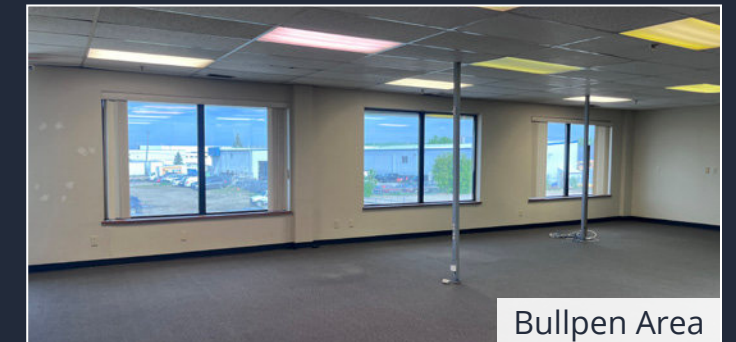
Bullpen Area



Bullpen Area



Private Office



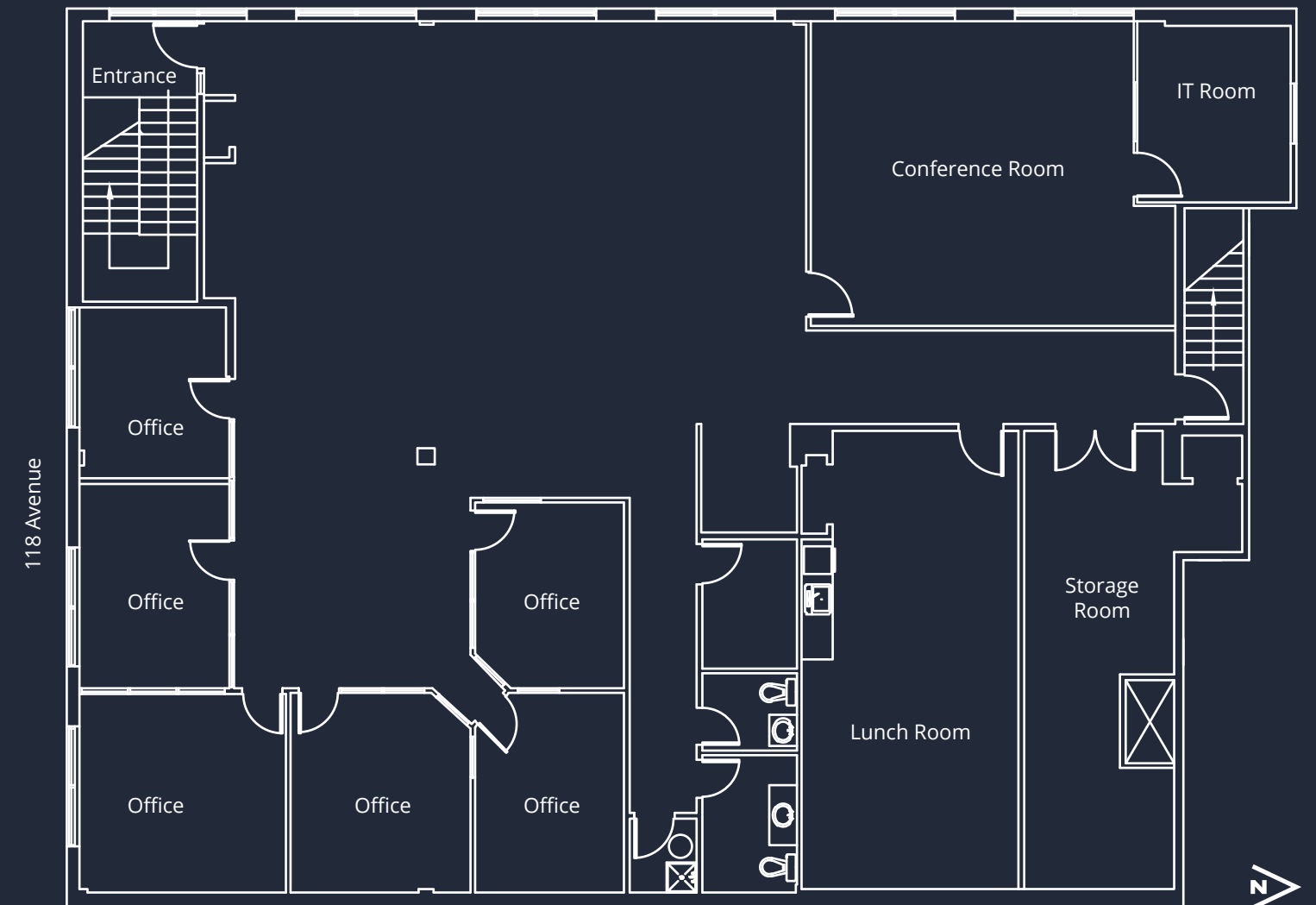
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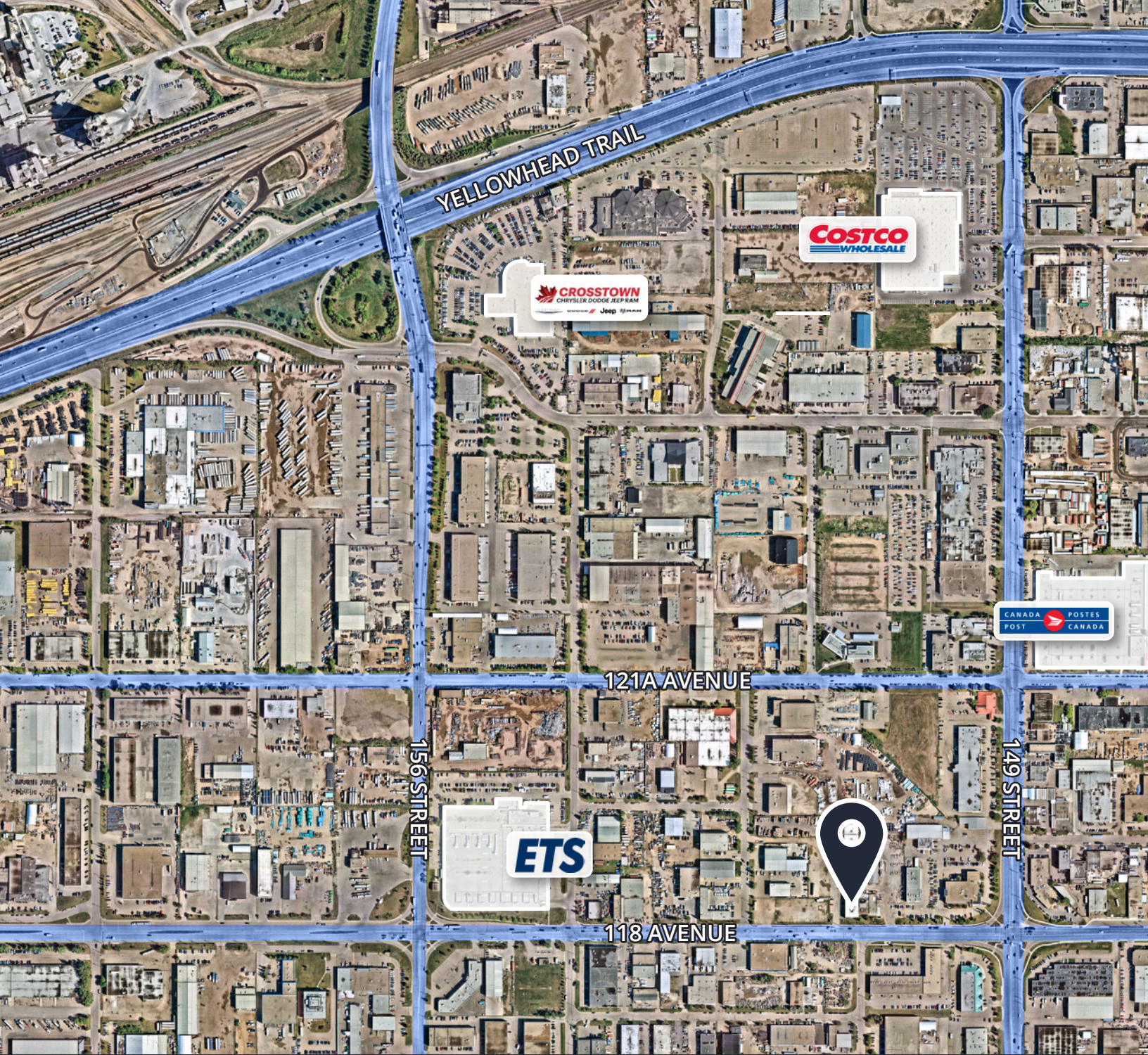


Lunch Room



Private Offices





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