

10319 Princess Elizabeth Avenue

Three-storey office building in Edmonton's north-central corridor, available in its entirety or demised into two self-contained premises.



FULL BUILDING

8,399 SF

three storeys, divisible

UPPER OFFICE FLOOR

2,485 SF

self-contained suite

ZONING

UI

Urban Institution

PARKING

10 stalls

energized, rear lot

Turnkey — no buildout

10 private offices and two boardrooms

Separate kitchen serving each upper floor

Multiple washroom groups

±690 SF secure storage with Floors 1 & 2

Full building or one floor

Two self-contained suites, independent stair access

Building signage and identity to a full-building tenant

Urban Institution (UI) zoning

10 energized stalls in the rear lot

Getting there

Five minutes to downtown; minutes to NAIT, Royal Alexandra Hospital, Kingsway Mall, Blatchford

Walk to NAIT/Blatchford Market LRT; bus on 111 Ave and Princess Elizabeth

97 Street, 111 Avenue, Kingsway and Yellowhead Trail

LEASE TERMS

\$8.00 /SF net + \$5.00 /SF TMI

Lease incentives available.
Utilities not included.



Jennifer Wong, Listing Agent • 587-338-0755 •

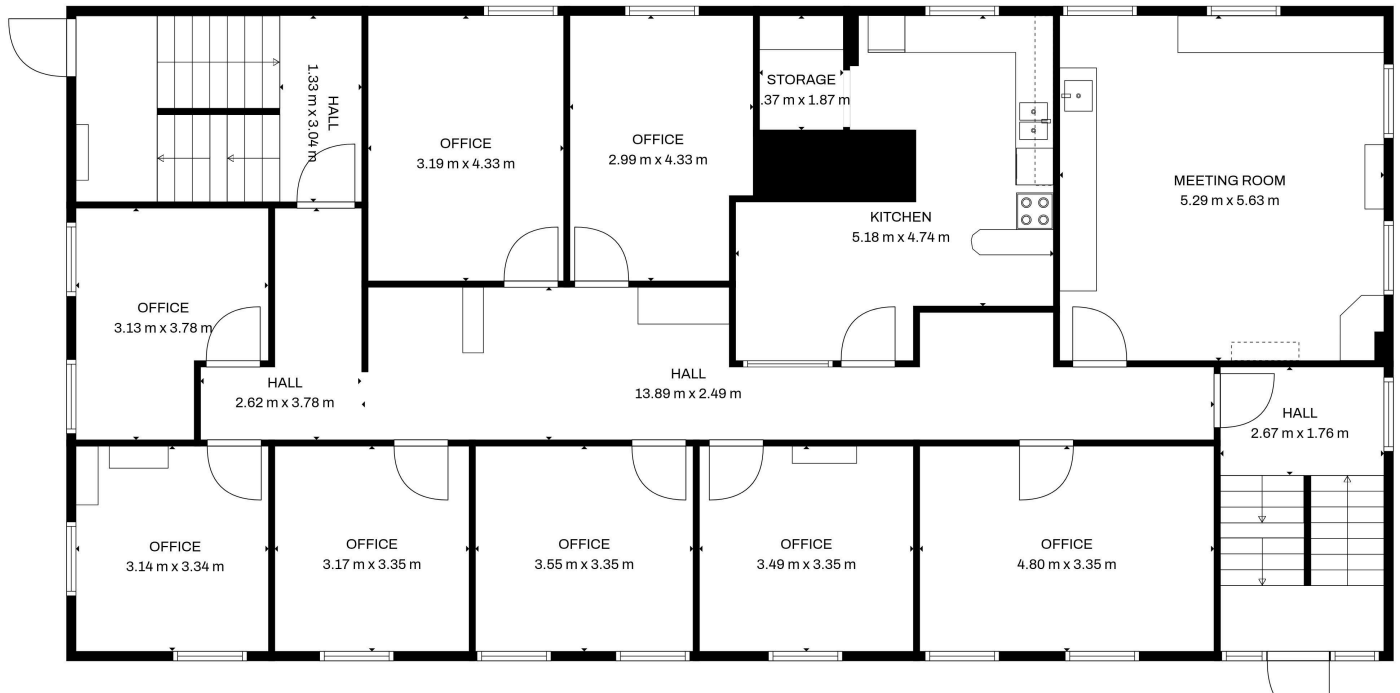
info@jwrealtyanddevelopment.com

AVAILABLE IMMEDIATELY

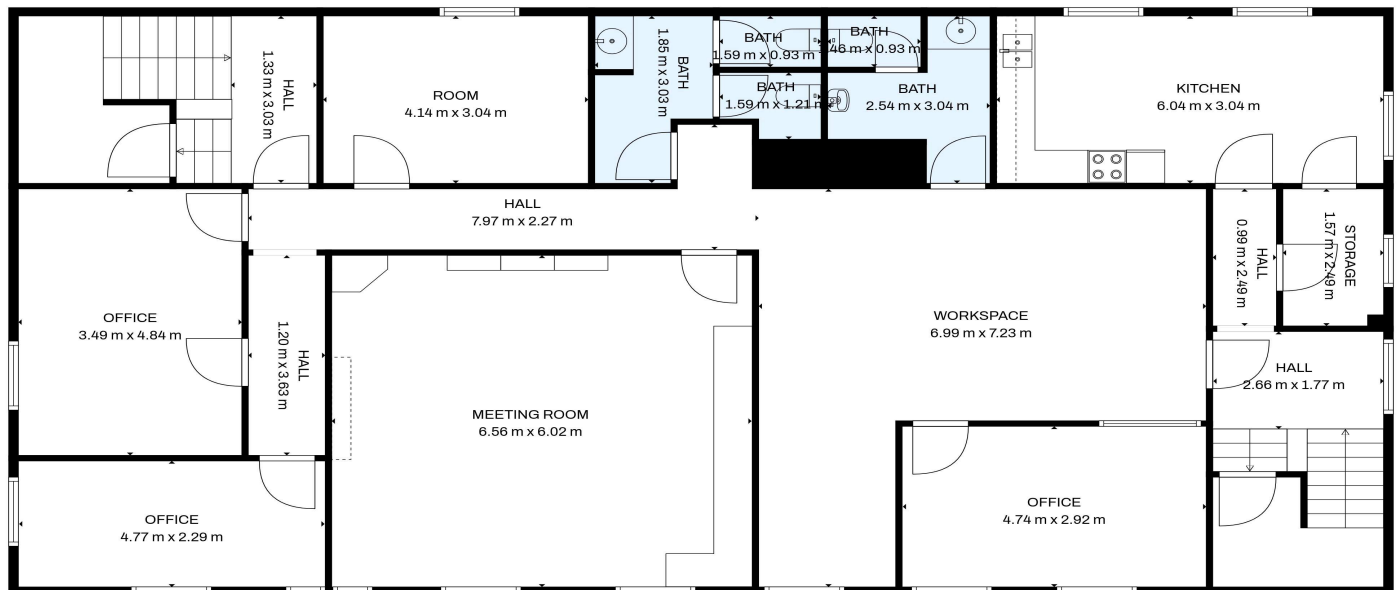


Second Floor — upper office suite

Six private offices · meeting room · kitchen · washroom group

**Third Floor — upper office suite**

Offices · meeting room · open workspace · kitchen · washroom group



Plans are illustrative, not to scale; areas approximate and subject to verification.
 Information from sources believed reliable; no warranty is made as to accuracy.
 Subject to change without notice.

Jennifer Wong · 587-338-0755
info@jwrealttyanddevelopment.com

Below Grade Floor

Offices · ±690 SF secure storage · utility · washroom group



Premises

Option	Area	Notes
Full building	8,399 SF	Three storeys, signage and identity
Upper office floor	2,485 SF	Self-contained; own kitchen and washrooms
Storage	±690 SF	Included with the Floors 1 & 2 premises

Zoning & use

Urban Institution (UI) suits:

- Professional services
- Administrative
- Training
- Trades offices
- Creative studios
- Non-profit & associations

LEASE TERMS

\$8.00 /SF net + \$5.00 /SF TMI

Lease incentives available.
Utilities not included.



FOR LEASING DETAILS

Jennifer Wong

Listing Agent

587-338-0755

info@jwrealtyanddevelopment.com



Areas and dimensions are approximate and subject to measurement and verification; floor plans are illustrative and not to scale. The information contained herein has been obtained from sources believed reliable, but no warranty or representation is made as to its accuracy. Subject to change or withdrawal without notice.