

FOR LEASE

HIGH PARK CORNER

NAI Commercial



308, 14925 - 111 AVENUE | EDMONTON, AB | OFFICE UNITS

PROPERTY DESCRIPTION

- A three storey office building, featuring underground and surface parking, on a highly visible site
- Elevator access to the second and third floors
- High Park Corner is located in Northwest Edmonton, five minutes from downtown, at a busy intersection of 149 Street and 111 Avenue
- Pylon signage available
- Professionally managed building
- Telus fibre available
- Currently comprised of large reception or open work area, two private offices and boardroom with kitchenette

CHAD SNOW

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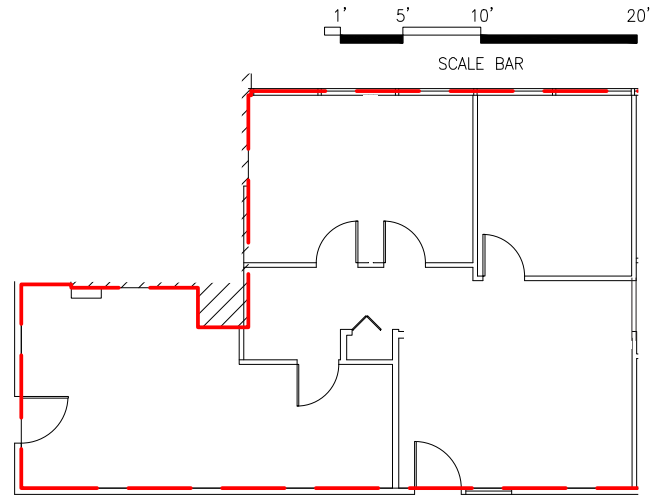
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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 191KS, Block 17, Lot 1
AREA AVAILABLE	1,040 sq.ft.±
ZONING	General Commercial (CG)
AVAILABLE	July 1, 2026
PARKING	Free surface parking plus underground parking subject to availability at current market rates
LEASE TERM	3-5 years
NET LEASE RATE	Starting at \$10.50/sq.ft./annum
OPERATING COSTS	\$13.25/sq.ft./annum (2026 estimate) Includes property tax, building insurance, common area maintenance, utilities (gas, water and power), common janitorial and management fee.



FOR ILLUSTRATIVE PURPOSES - NOT EXACT



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