

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

**David St. Cyr**

Principal

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**Bryce Williamson**

Principal

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**AVISON  
YOUNG**

# 15108 118 AVENUE

**LEGAL DESCRIPTION**  
Plan 9422876; Block 19; Lot 7

**SITE SIZE**  
4,688 sf

**ZONING**  
IM - Medium Industrial

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

**TERM**  
Minimum one (1) year term



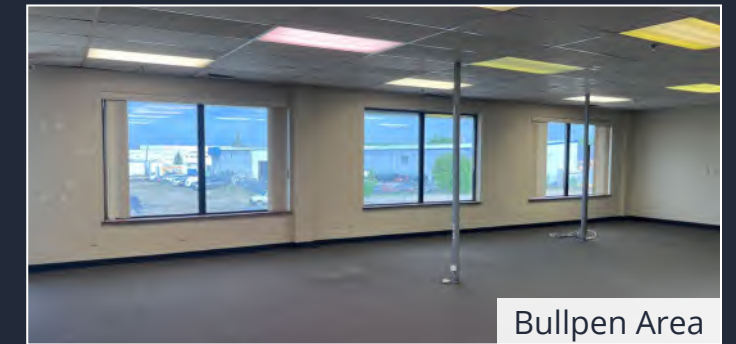
Bullpen Area



Bullpen Area



Private Office




Bullpen Area

## 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

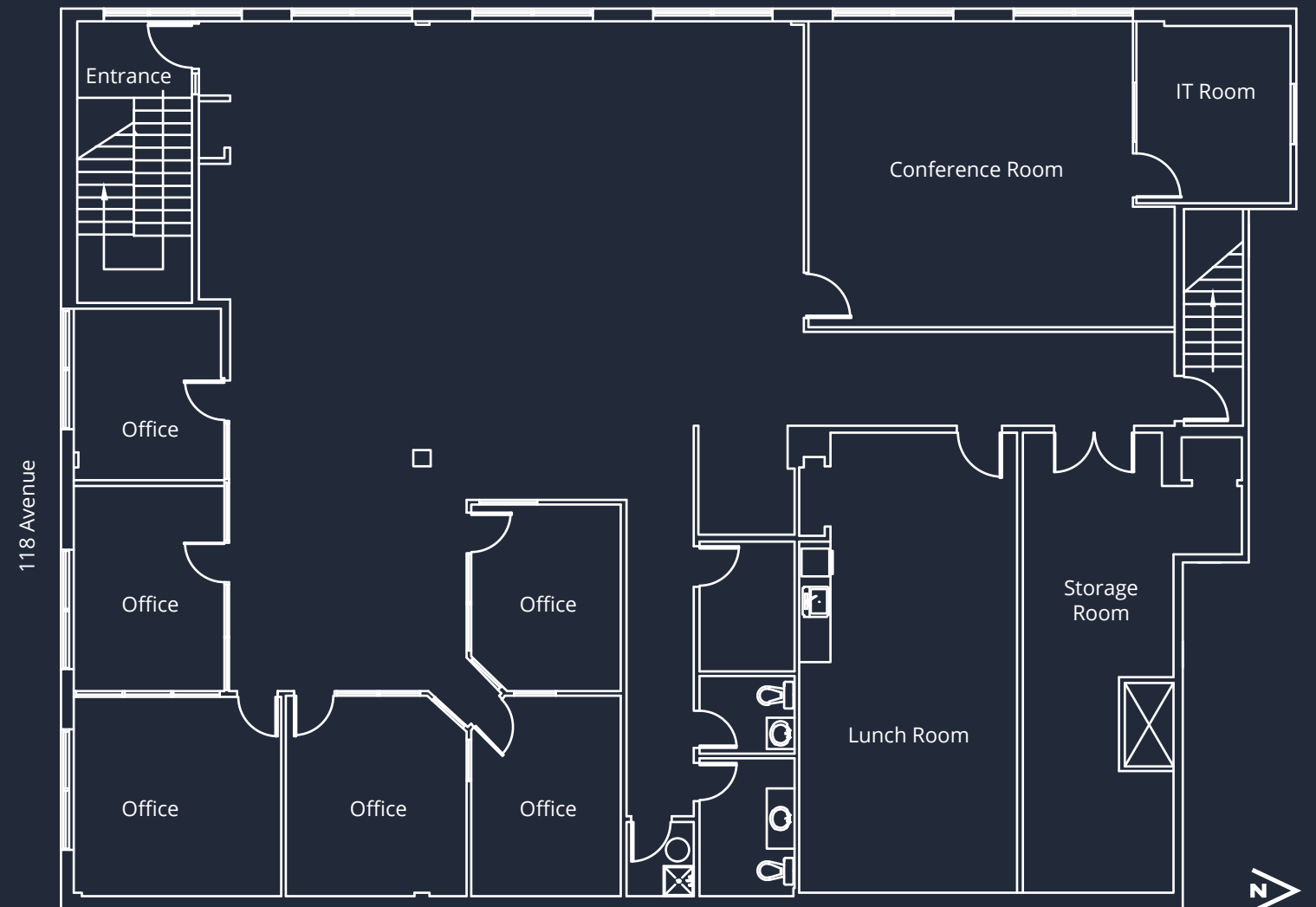
 Constructions or trades office

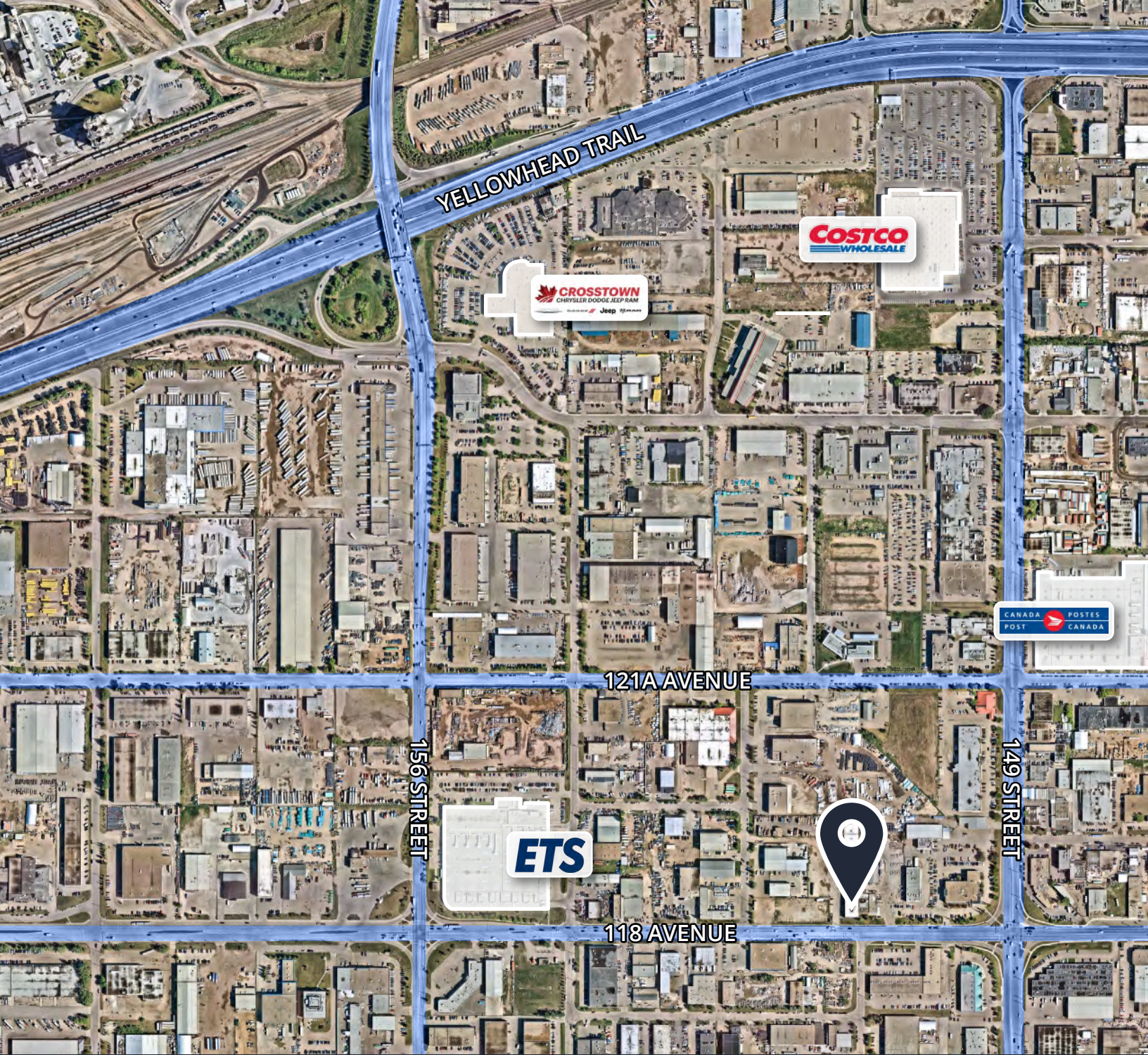


Lunch Room



Private Offices





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