

**FOR SUBLEASE
1107 11 STREET, NISKU, AB**

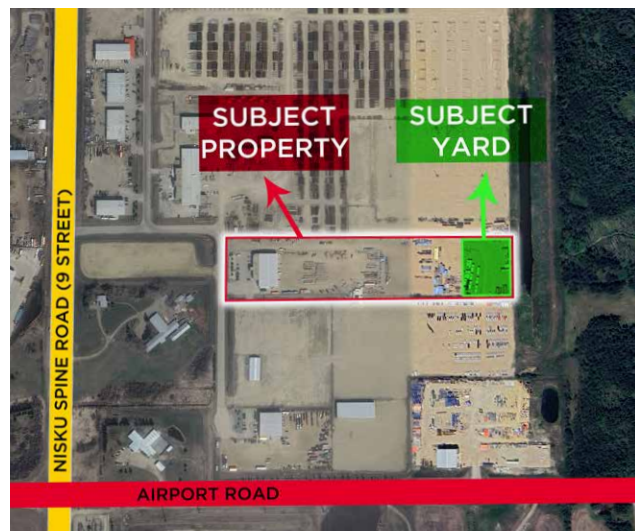


**2ND FLOOR OFFICE &
UP TO 4 ACRES OF LAND
CAN BE LEASED TOGETHER OR SEPARATELY**

MODERN OFFICE SPACE AND YARD FOR SUBLEASE

PROPERTY HIGHLIGHTS

- Sufficient parking at no additional cost
- Separate entry
- Ability to demise to 1,500 SF and 1,800 SF
- Convenient access to Airport road, and quick access to Queen Elizabeth II Highway.
- Close proximity to the Edmonton International Airport
- Possibility to lease yard space separately
- Second floor office
- Up to 4 acres of land available



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PROPERTY DETAILS

Municipal Address: 1107 11 Street, Nisku, AB

Year Built: 2008

Zoning: IND - Industrial

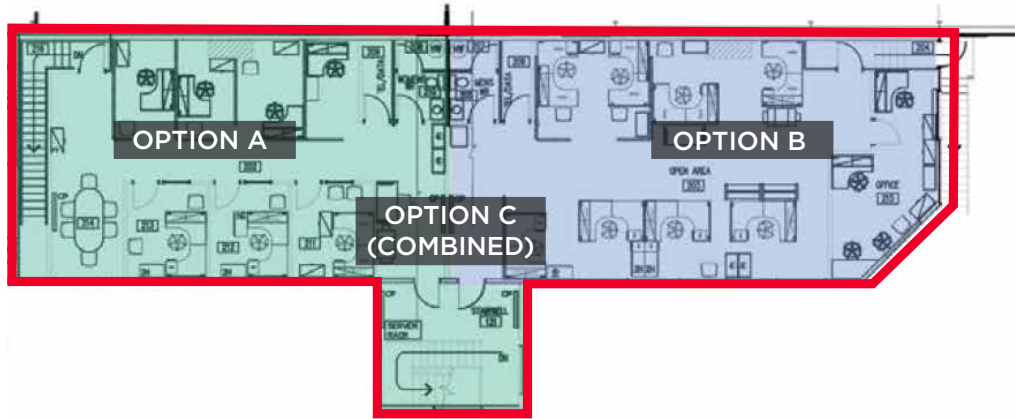
Parking Area: Sufficient parking at no additional charge

Available: **Office**
1,500 SF - Option A
1,800 SF - Option B
3,300 SF - Option C (combined)

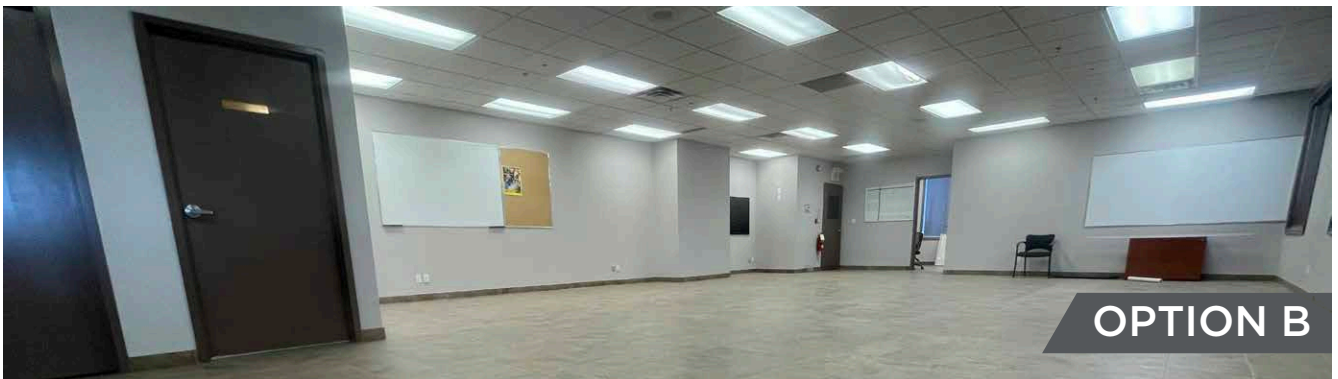
Gross Lease Rate: Office: \$12.00 per SF GROSS
Yard: \$0.80 per SF NNN

Yard
Up to 4 acres

AERIAL



PROPERTY PHOTOS



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