

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



**UP TO ±4 ACRES STORAGE  
YARD & 2ND FLOOR OFFICE**  
**LEASE TOGETHER OR SEPARATELY**

**MODERN OFFICE SPACE AND YARD FOR SUBLEASE**  
**PROPERTY HIGHLIGHTS**

- Paved staff parking at no additional cost
- 3,300 SF of office space (demisable to 1,500 SF or 1,800 SF)
- Separate entry
- 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
- Up to 4 acres of land available
- Available Immediately



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## PROPERTY DETAILS

**Municipal Address:** 1107 11 Street, Nisku, AB

**Zoning:** IND - Industrial

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

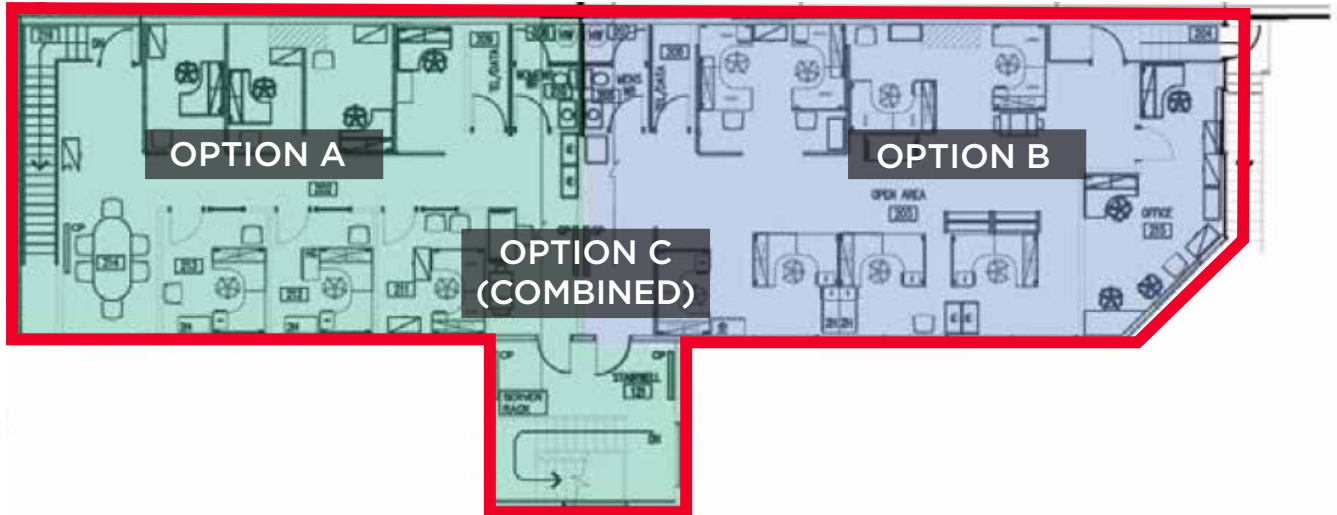
**Yard - Option D**  
Up to 4 acres

**Year Built:** 2008

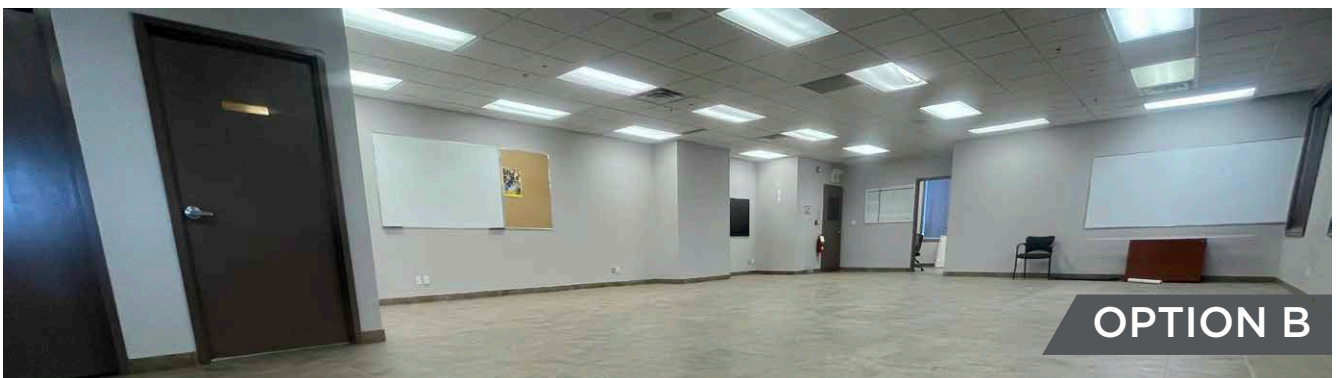
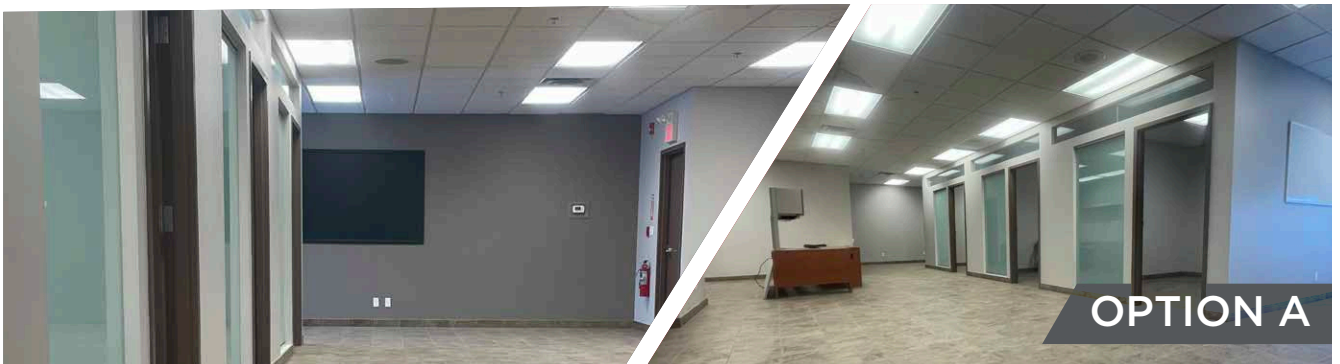
**Parking Area:** Sufficient parking at no additional charge

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

## FLOOR PLAN



## PROPERTY PHOTOS



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