



Modern Office Space for Lease

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



Jeff Drouin Deslauriers
Senior Associate
780 701 3289
jeff.deslauriers@cwedm.com

Nicholas Hrebien
Senior Associate
780 917 8345
nicholas.hrebien@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Property Details

Municipal Address: 1107 11 Street, Nisku, AB

Zoning: IND - Industrial

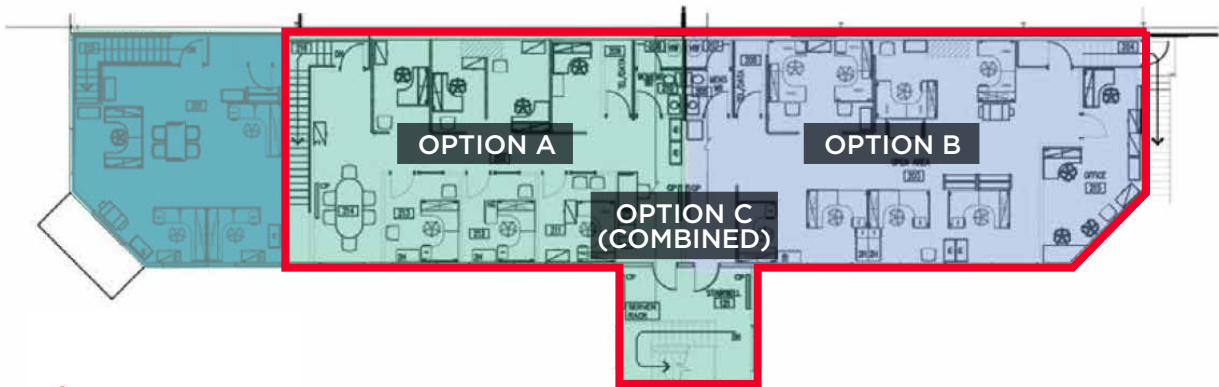
Available: 1,500 SF - Option A
 1,800 SF - Option B
 3,300 SF - Total

Year Built: 2008

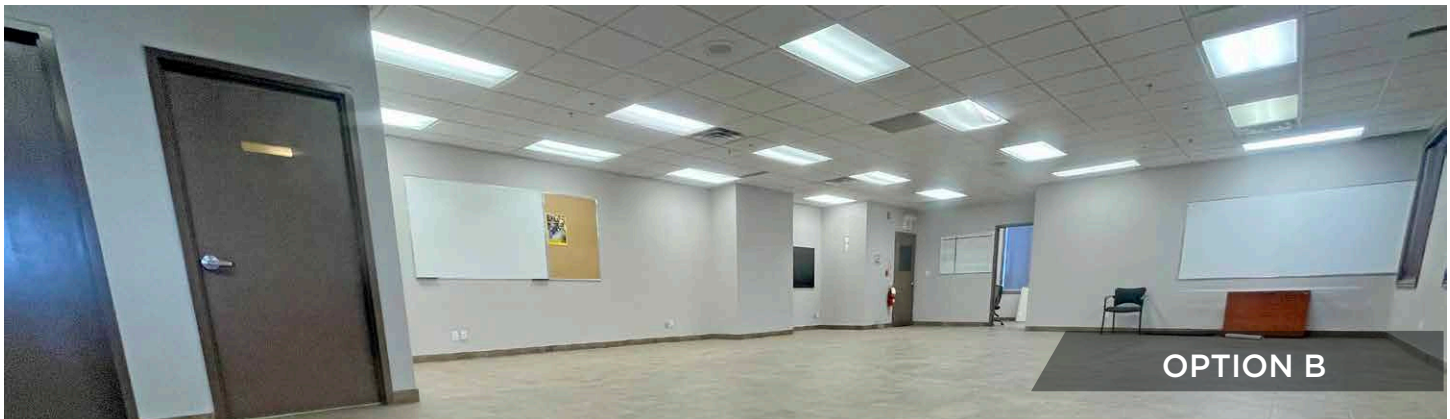
Parking: Sufficient parking at no additional charge

Gross: \$12.00 per SF

Floor Plan



Property Photos



Jeff Drouin Deslauriers
 Senior Associate
 780 701 3289
 jeff.deslauriers@cwedm.com

Nicholas Hrebien
 Senior Associate
 780 917 8345
 nicholas.hrebien@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
 Suite 2700, TD Tower
 10088 - 102 Avenue
 Edmonton, AB T5J 2Z1
www.cwedm.com