



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

SMALLEY'S OFFICE SPACE

11642 149 Street NW,
Edmonton, AB

6,709 SF

5.2 STALLS PER 1,000 SF

6,709 SF SUBURBAN OFFICE PROPERTY HIGHLIGHTS

- Great access to 118 Avenue, 111 Avenue, and Yellowhead Trail
- Building signage with exposure to over 20,400 vehicles per day along 149 Street
- New tile carpet, t-bar ceiling, and LED lighting in corner unit



Floor to ceiling windows; abundant natural light



City of Edmonton transit located directly in front of the building (Routes 121 & 129)



Telus Fibre Optic Connection



Ample Parking

Will Harvie
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Burke Smith
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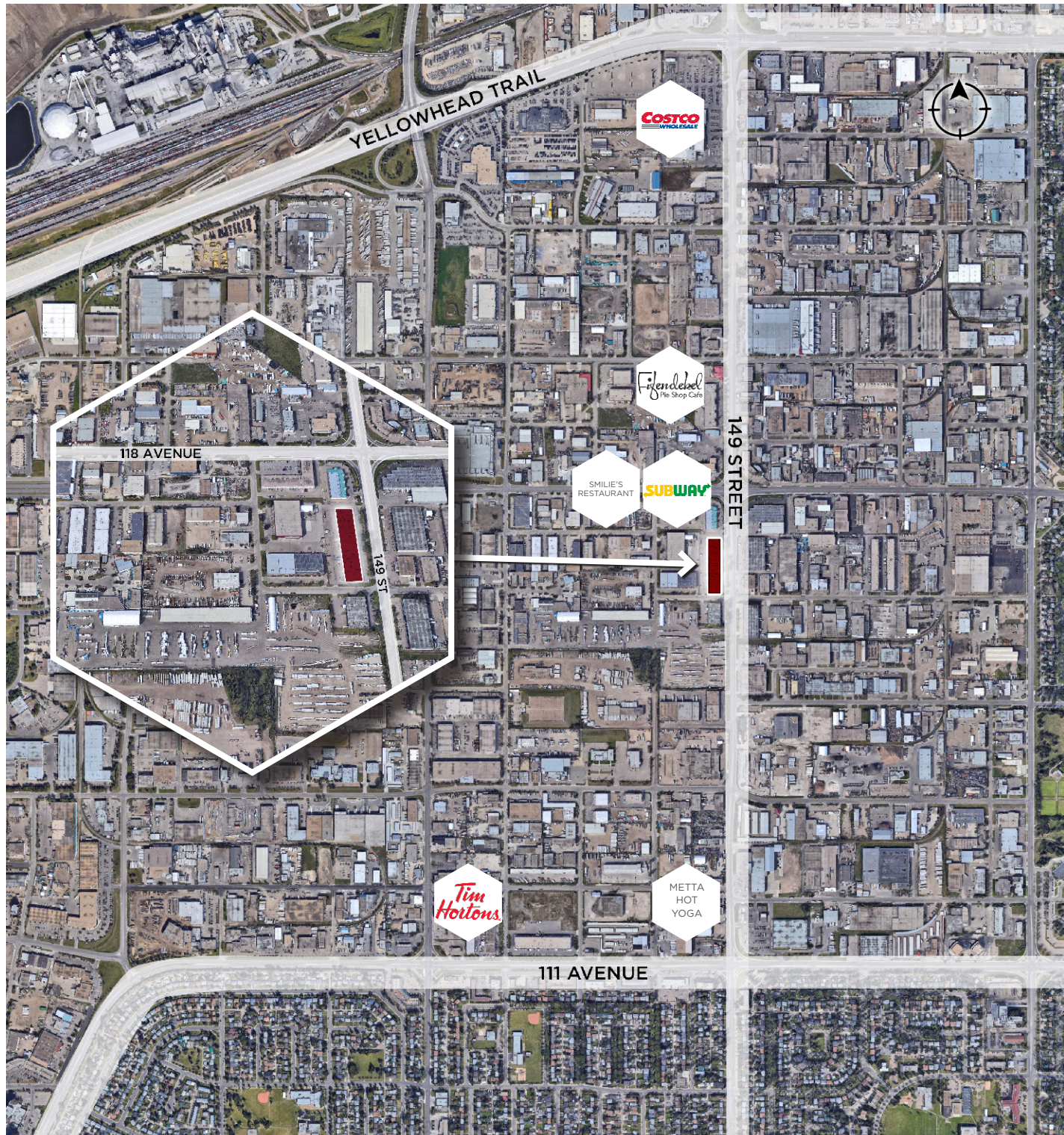
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PROPERTY DETAILS

Neighbourhood:	Garside Industrial	Additional Rent:	Operating Cost: \$5.19 per SF Property Tax: \$2.84 per SF Total: \$8.03 per SF (Est. 2023)
Zoning:	IB - Business Industrial	Lease Term:	±5 Years
Size:	Unit 11642: 6,709 SF	Inducements:	Up to \$40 per SF TI Allowance
Lease Rate:	\$10.00 - \$14.00 per SF	Parking:	46 Employee Stalls 13 Visitors Stalls
Loading Door:	(1) Ramped Grade		

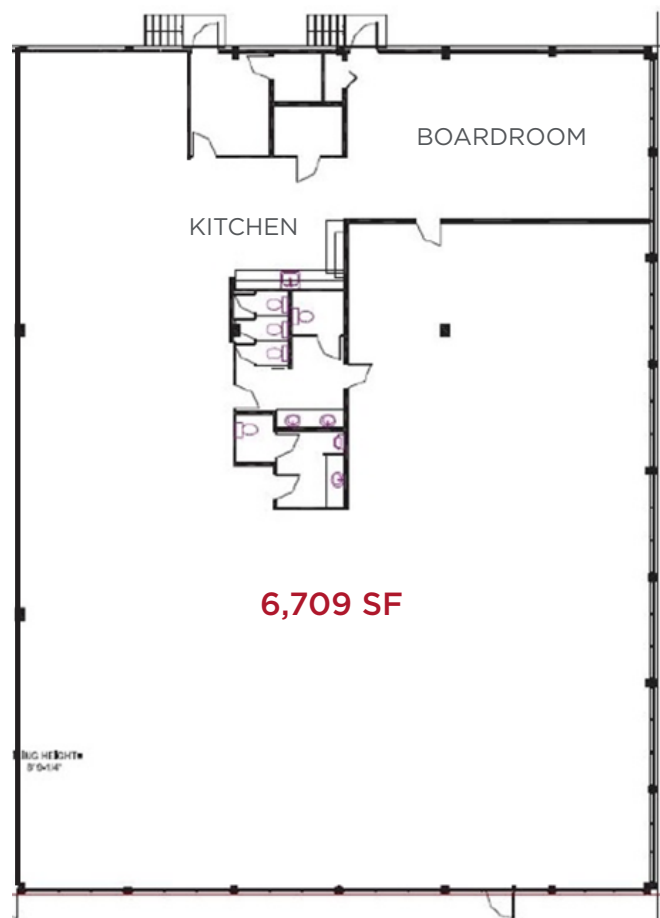
AERIAL




PROPERTY PHOTOS





FLOOR PLAN




DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	173	38,804	116,807

	AVERAGE INCOME		
	1km	3km	5km
	\$112,996	\$94,087	\$95,649

	HOUSEHOLDS		
	1km	3km	5km
	73	16,501	53,696

	VEHICLES PER DAY		
	1km	3km	5km
	22,100 on 149 Street		



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