

FOR SUBLEASE

Monarch Business Park

#100 3615 11 Street, Nisku, AB

**EXCELLENT SUBLEASE
OPPORTUNITY IN
NEW BUILDING**

**66,234 SF
DOCK & GRADE LOADING
1.00 ACRE DEDICATED YARD**

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

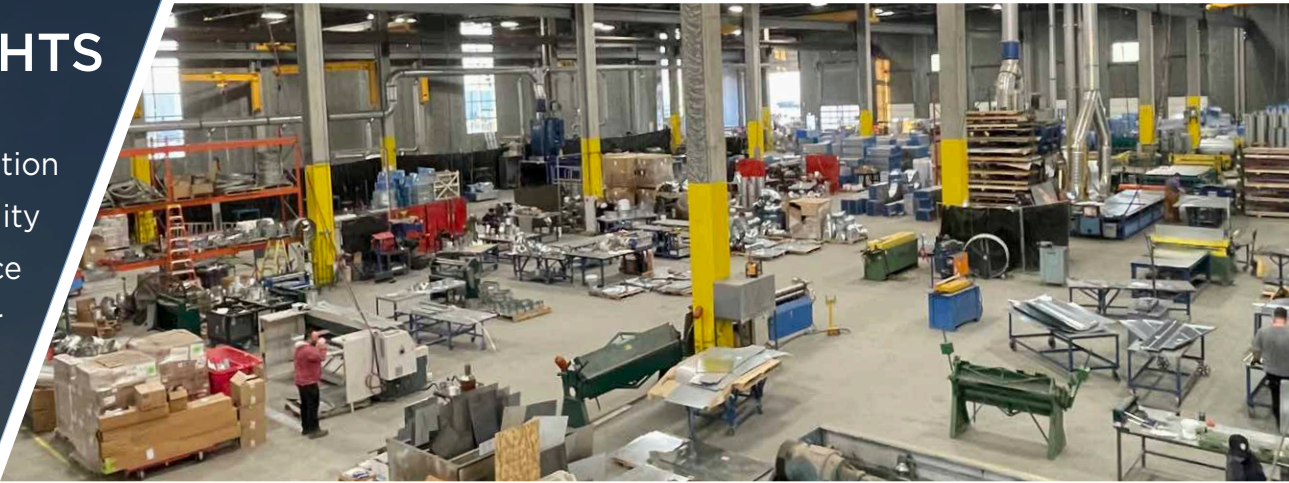
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November 10, 2022



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PROPERTY HIGHLIGHTS

- High quality construction
- Fully fixtured fabrication facility
 - Brand new office space
 - Makeup Air
- Heavy power, distributed throughout the space
 - Low operating costs
 - Easy access from QE2



PROPERTY DETAILS



MUNICIPAL ADDRESS

#100 3615 11 Street, Nisku

ZONING

IND

NEIGHBOURHOOD

Monarch Business Park

BUILDING SIZE

Main Floor Office - 6,300 SF
Second Floor Office - 5,934 SF
Shops - 54,000 SF
Total - 66,234 SF

YARD AREA

1.00 Acre

YEAR BUILT

2019

LOADING

(6) Dock
(2) Oversized Grade
(1) Interior Dock

POWER

800 Amp 600 Volt

CRANES

(1) 10 Ton (2) 5 Ton (6) 1 Ton Jib

CEILING HEIGHT

32' Clear

PARKING

Abundance of
employee parking

QUEEN ELIZABETH II

41 AVENUE SW

NISKU SPINE ROAD

37 AVENUE

11 STREET

36 AVENUE

SUBLEASE EXPIRY

May 31, 2030

SUBLEASE RATE

\$12.50

OPERATING COST

\$2.58 (2021)

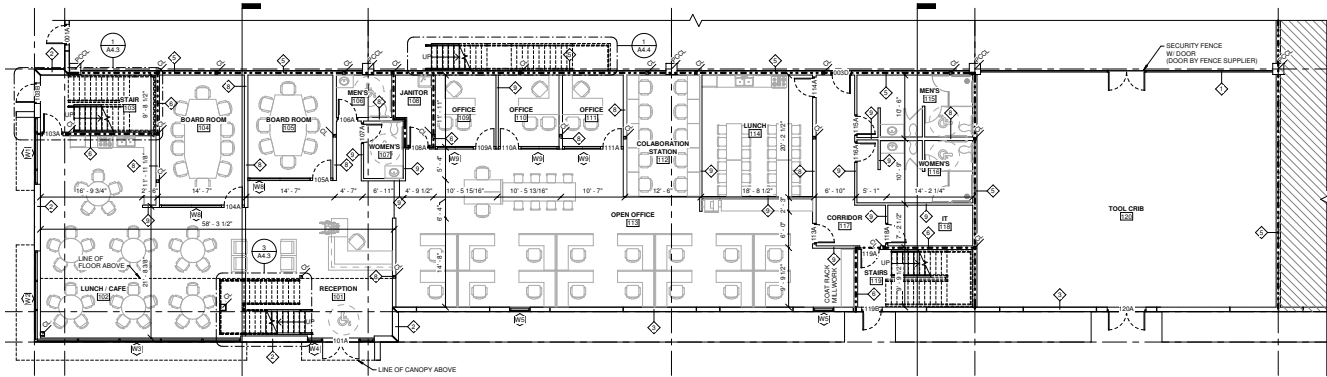
AVAILABLE

Q2 2023

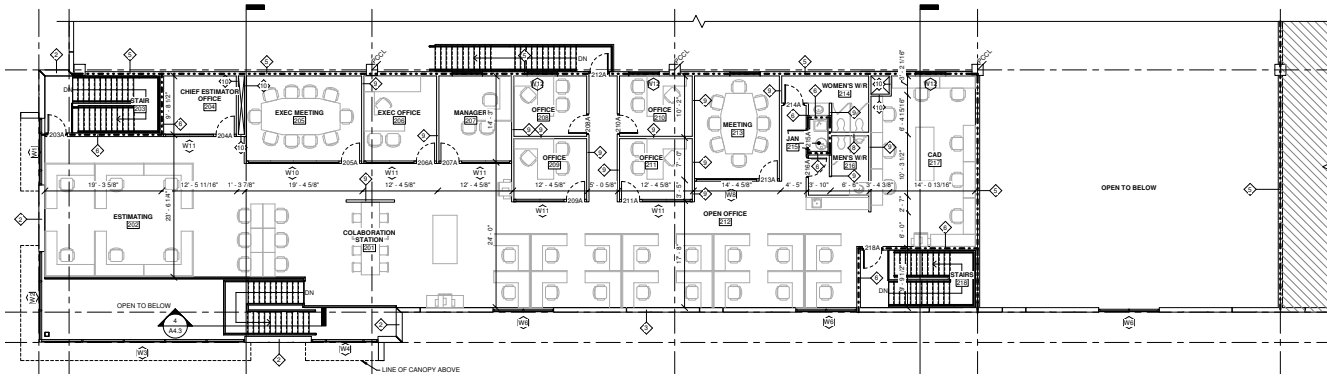
FLOOR PLANS



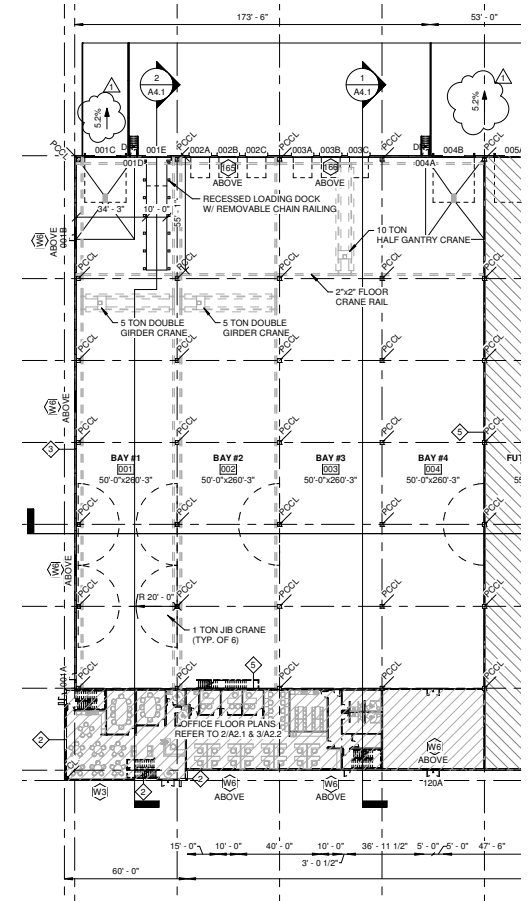
FIRST FLOOR



SECOND FLOOR



BAYS



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