

# HARMONY PLAZA

## SMALL BAY FOR SUBLEASE

11646 145 STREET, EDMONTON, AB



## 2 STOREY OFFICE WITH WAREHOUSE

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# PROPERTY HIGHLIGHTS

## 2,400 SF FLEX BAY

- Modern finishes throughout 2 storey office
- Grade loading
- 1,300 SF warehouse
- Head lease available upon request

## PROPERTY FEATURES

<b>Municipal Address:</b>	11646 145 Street NW, Edmonton, AB	<b>Clear Height:</b>	16' Clear
<b>Market:</b>	West Edmonton	<b>Lease Rate:</b>	Please Contact Listing Agent(s)
<b>Leasable Area:</b>	Main Floor Office: 550 SF Second Floor Office: 550 SF Warehouse: 1,300 SF Total: 2,400	<b>Operating Cost:</b>	To be Confirmed
<b>Power:</b>	100 AMP, 120/240 Volt 3 phase - TBC	<b>Availability:</b>	Negotiable
<b>Loading Door:</b>	(1) 12'x14' Grade	<b>Sublease Rate:</b>	\$9.00 /SF
<b>Lighting:</b>	LED	<b>Sublease Expiry:</b>	May 30, 2027

