

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



MODERN OFFICE SPACE FOR SUBLEASE

PROPERTY HIGHLIGHTS

- 3,300 SF 2nd floor office space
- Demisable to 1,500 SF or 1,800 SF
- Separate private entrance
- Paved staff parking at no additional cost
- Convenient access to Airport Road and Nisku Spine Road (9 Street)
- Quick connection to Highway 2 - North to Athabasca, South to Calgary
- 10 Minutes to Edmonton International Airport
- Move-in Ready
- Available immediately
- Competitive Lease Rates



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**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
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PROPERTY DETAILS

Municipal Address: 1107 11 Street, Nisku, AB

Zoning: IND - Industrial

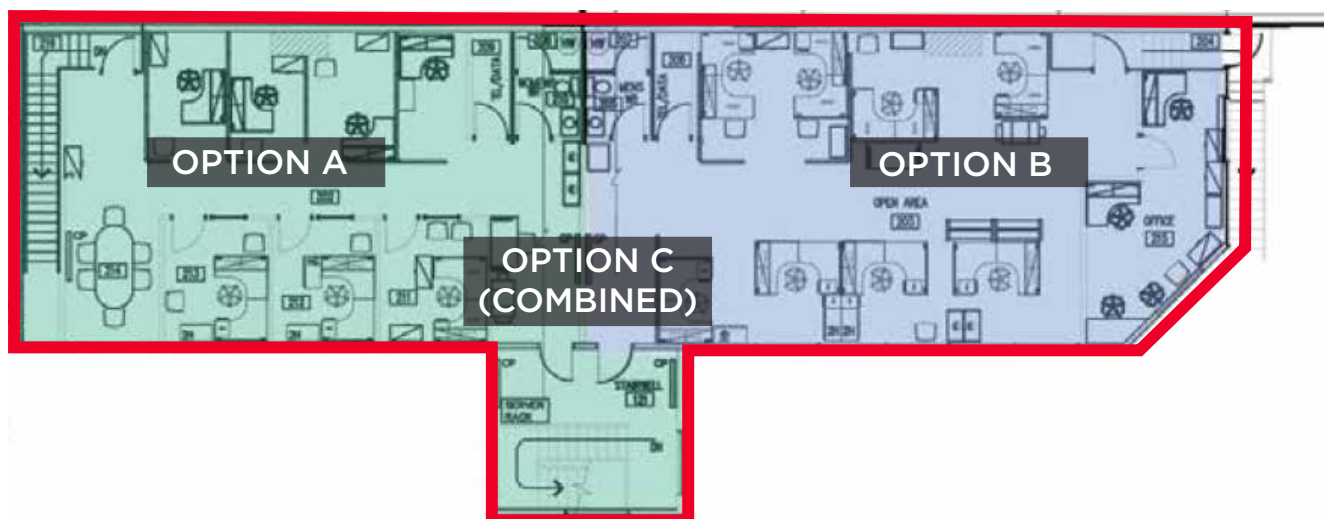
Available: Office
1,500 SF - Option A
1,800 SF - Option B
3,300 SF - Option C (combined)

Year Built: 2008

Parking Area: Sufficient parking at no additional charge

Gross Lease Rate: Office: \$12.00 per SF GROSS

FLOOR PLAN



PROPERTY PHOTOS



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