

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



**UP TO ±4 ACRES STORAGE  
YARD & 2ND FLOOR OFFICE**  
**LEASE TOGETHER OR SEPARATELY**

**MODERN OFFICE SPACE AND YARD FOR SUBLEASE**  
**PROPERTY HIGHLIGHTS**

- Paved staff parking at no additional cost
- 3,300 SF of office space (demisable to 1,500 SF or 1,800 SF)
- Separate entry
- 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
- Up to 4 acres of land available
- Available Immediately



**Jeff Drouin Deslauriers, SIOR®**  
Associate Partner  
780 701 3289  
jeff.deslauriers@cwedm.com

**Shelley Horb**  
Team Coordinator  
780 420 1177  
shelley.horb@cwedm.com

**CUSHMAN & WAKEFIELD**  
**Edmonton**  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

# 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)

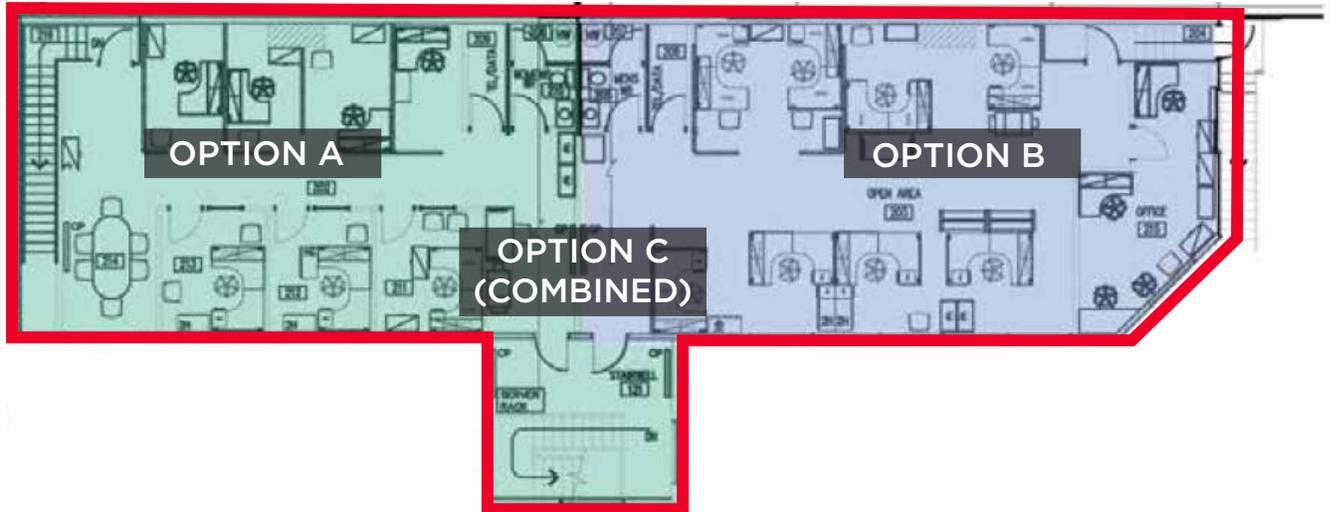
**Yard - Option D**  
Up to 4 acres

**Year Built:** 2008

**Parking Area:** Sufficient parking at no additional charge

**Gross Lease Rate:** Office: \$12.00 per SF GROSS  
Yard: \$0.80 per SF NNN

## FLOOR PLAN



## PROPERTY PHOTOS



**OPTION A**



**OPTION B**

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