

FOR LEASE

**15108 118 AVENUE**  
Edmonton, AB



**SIGNAGE GOES HERE**



**KÖNIG FLOORING**  
Super Grains



Snap & It's Done  
Loose Lay  
Easy to Install  
Waterproof  
VOC Free

Quality G10  
Down  
Starting at  
\$1.99/sqft  
Digital Wood &  
Stone Variations

Premium  
9.5mm Click  
Underlay Pad  
Attached  
Authentic Wood  
Texturing  
Professional  
Installation  
Service

Over 100,000 sq/ft  
In Stock  
Free Crash  
Course on  
Every Purchase  
All Accessories  
Available for the  
Do-It-Yourselfers

**REDUCED RENT!**

**\$15.00 PER SF GROSS**

**4,668 SF SECOND FLOOR**

**PROPERTY HIGHLIGHTS**

- Fully developed office space.
- Second floor walk up space.
- Signage available.
- Parking on-site.
- Great access to 118 Avenue, 111 Avenue, and Yellowhead Trail.

**DEMOGRAPHICS**

POPULATION	POPULATION		
	1km	3km	5km
	0	32,296	110,204

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	0	\$91,320	\$93,060

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	0	12,811	47,095

VEHICLES PER DAY	VEHICLES PER DAY	
	15,500 on 118 Avenue	23,800 on 149 Street
		

**Dustin Bateyko**  
Partner  
780 702 4257  
[dustin.bateyko@cwedm.com](mailto:dustin.bateyko@cwedm.com)

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

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# PROPERTY DETAILS

Municipal Address: 2<sup>nd</sup> Floor, 15108 Avenue, Edmonton, AB

Size: 2nd Floor: 4,668 SF

Zoning: IM (Medium Industrial)

Lease Rate: \$15.00 per SF Gross (Includes Op. Costs and Utilities)

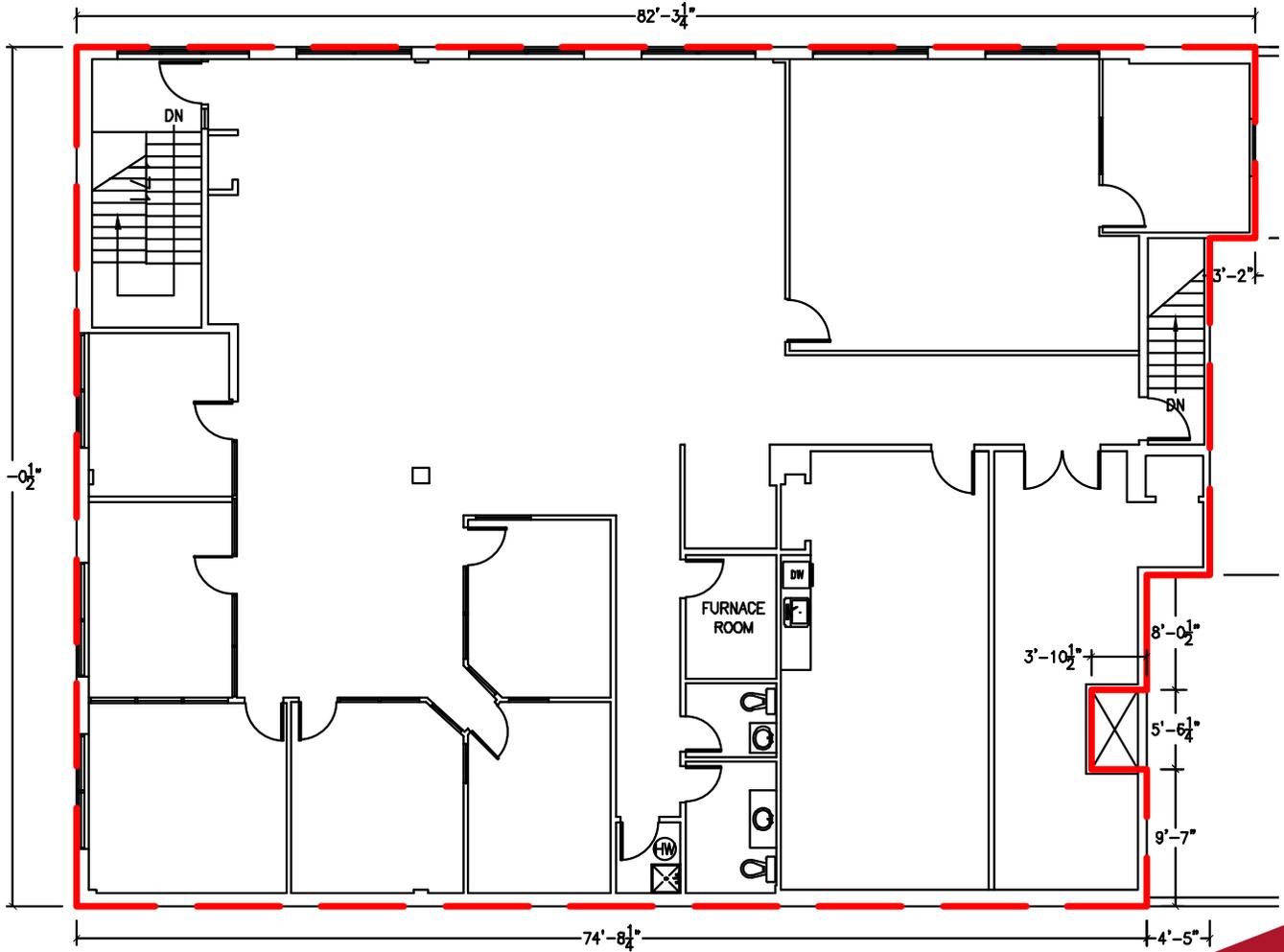
## AERIAL



# PROPERTY PHOTOS



# FLOOR PLAN



**Dustin Bateyko**  
Partner  
780.702.4257  
[dustin.bateyko@cwedm.com](mailto:dustin.bateyko@cwedm.com)