

**FOR SUBLEASE**

# **INKIND EXCHANGE OFFICE/ WAREHOUSE SUBLEASE**

**14710 112 AVENUE NW, EDMONTON, AB**



**16,486 SF OFFICE/WAREHOUSE**

**Andy Horvath**  
Partner  
780-908-3353  
[andy.horvath@cwedm.com](mailto:andy.horvath@cwedm.com)

**Shane Asbell**  
Partner  
780-993-0082  
[shane.asbell@cwedm.com](mailto:shane.asbell@cwedm.com)

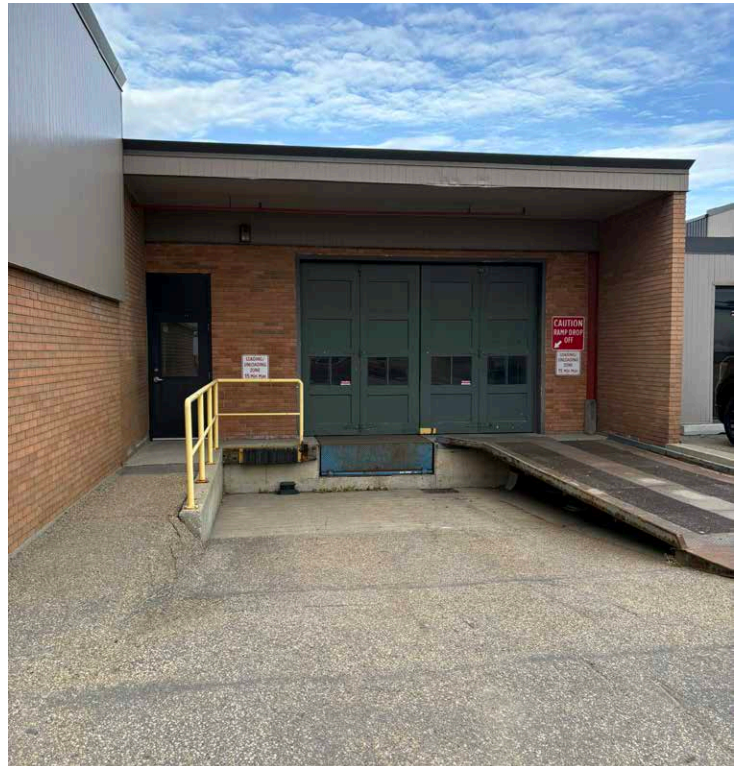
**Keith Boer**  
Associate  
587 990 8557  
[keith.boer@cwedm.com](mailto:keith.boer@cwedm.com)

**Jacob Dykstra**  
Senior Associate  
780-934-7769  
[jacob.dykstra@cwedm.com](mailto:jacob.dykstra@cwedm.com)

**Nicole Stewart**  
Team Coordinator, Unlicensed  
587-589-4215  
[nicole.stewart@cwedm.com](mailto:nicole.stewart@cwedm.com)

# PROPERTY HIGHLIGHTS

- Excellent proximity to 111 Avenue and 149 Street, with easy access to Yellowhead Trail and Anthony Henday Drive
- Sublease Expiry April 30th, 2027



## PROPERTY DETAILS

**Municipal Address:** 14710 112 Avenue NW,  
Edmonton

**Zoning:** IM - Medium Industrial

**Leasable Area:** Main Floor Office: 4,330 SF  
Garage Area: 643 SF  
Warehouse: 11,513 SF  
**TOTAL: 16,486 SF**

**Loading Doors:** 10'x14' Grade with 23'x25'  
Recessed Dock

**Clear Height:** Warehouse: 13.5'  
Garage Area: 12'

**Column Grid:** 23'x25'

**Power:** 1,600 Amp, 120/208 Volt, 3  
Phase, 4 Wire (Main)

**Availability:** Immediately

**Sublease Rate:** \$8.00 per SF

**Operating Cost:** \$3.98 per SF (Estimate 2025)

**Sublease Expiry:** April 30, 2027

# AREA DEMOGRAPHICS



## HOUSEHOLDS

1KM	3KM	5KM
1,263	22,445	64,505



## AVERAGE INCOME

1KM	3KM	5KM
\$136,821	\$119,635	\$109,488



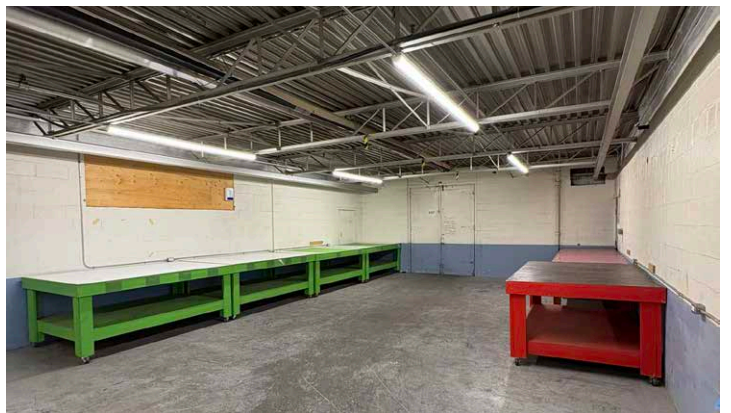
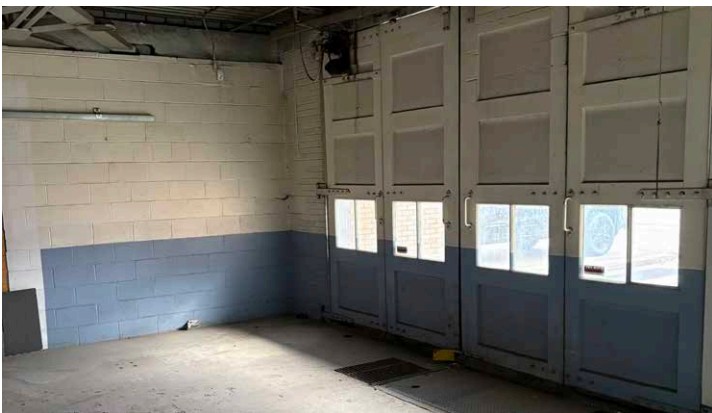
## POPULATION

1KM	3KM	5KM
3,297	52,756	140,647



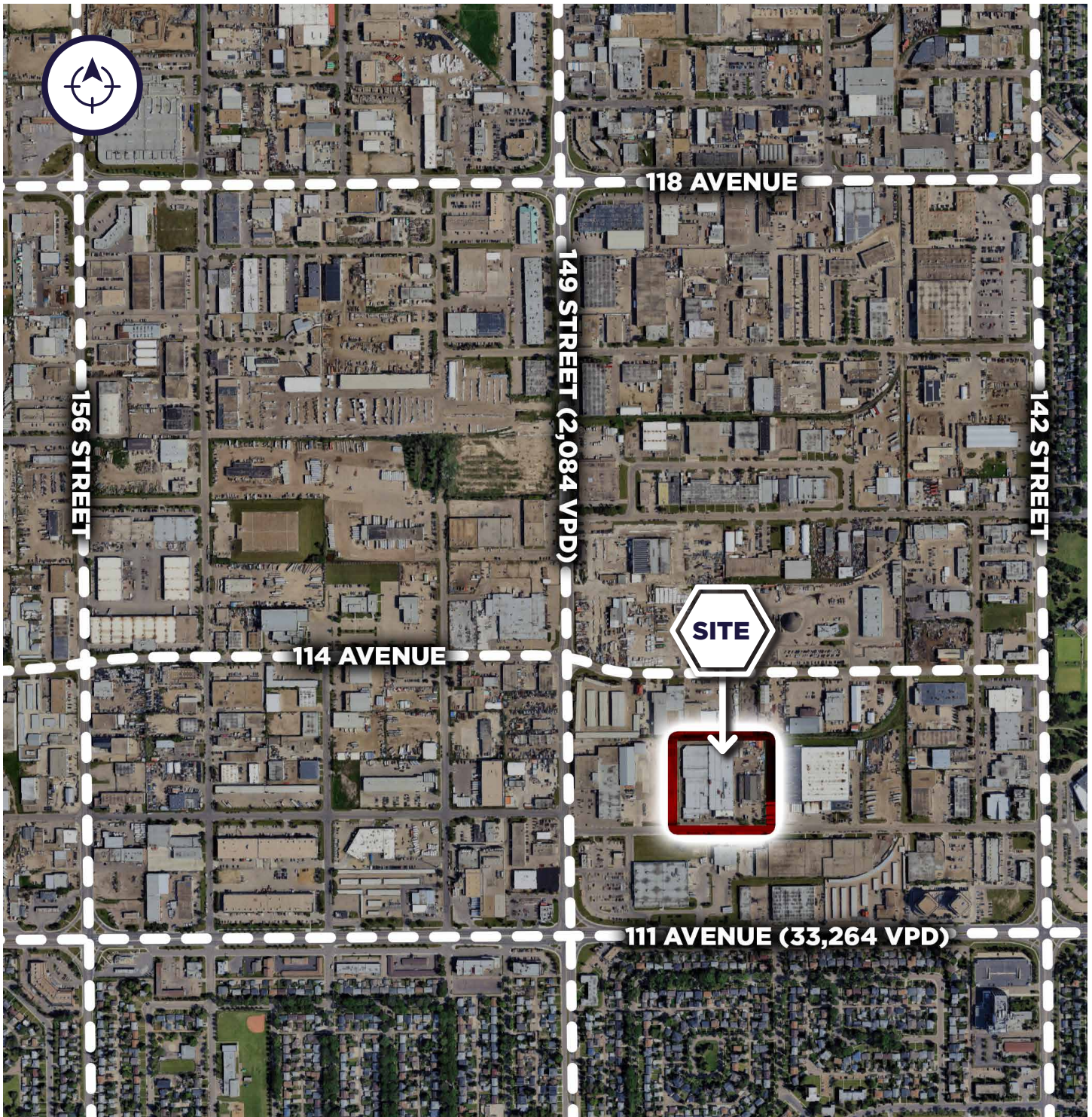
## VEHICLES PER DAY

149 Street: 24,084 VPD  
111 Avenue: 33,264 VPD



# AERIAL VIEW

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



**Andy Horvath**  
Partner  
780-908-3353  
[andy.horvath@cwedm.com](mailto:andy.horvath@cwedm.com)

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