

# FOR SUB-LEASE



4,973 SF DEVELOPED OFFICE SPACE AND GARAGE FOR SUBLEASE

# AFFORDABLE WEST END OFFICE SPACE

#100 14710-112 AVENUE, EDMONTON, AB

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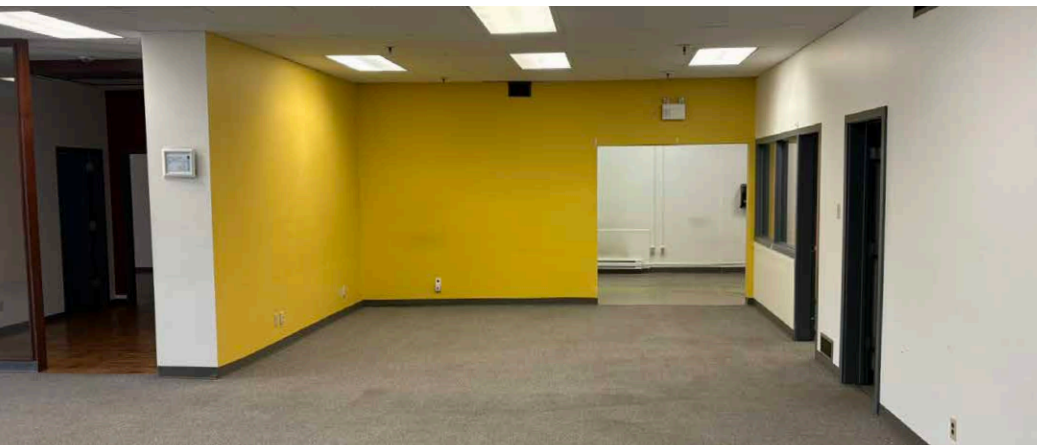
# PROPERTY DETAILS

<b>Municipal Address</b>	100 14710 - 112 Avenue, Edmonton, AB
<b>Zoning</b>	Medium Industrial (IM)
<b>Neighbourhood:</b>	Huff Bremner Estate Industrial
<b>Building Size</b>	Office Space - 4,330 SF Attached Garage - 643 SF <b>Total 4,973 SF</b>
<b>Built</b>	1980
<b>Parking</b>	Surface parking
<b>Operating Costs</b>	\$3.98 PSF (2026 estimate) - Included in gross rent
<b>Lease Expiry</b>	April 30, 2027
<b>Fixturing Period</b>	Negotiable
<b>Building Signage</b>	Yes
<b>Availability</b>	Immediate
<b>Lease Rate</b>	\$12.00 /SF Gross



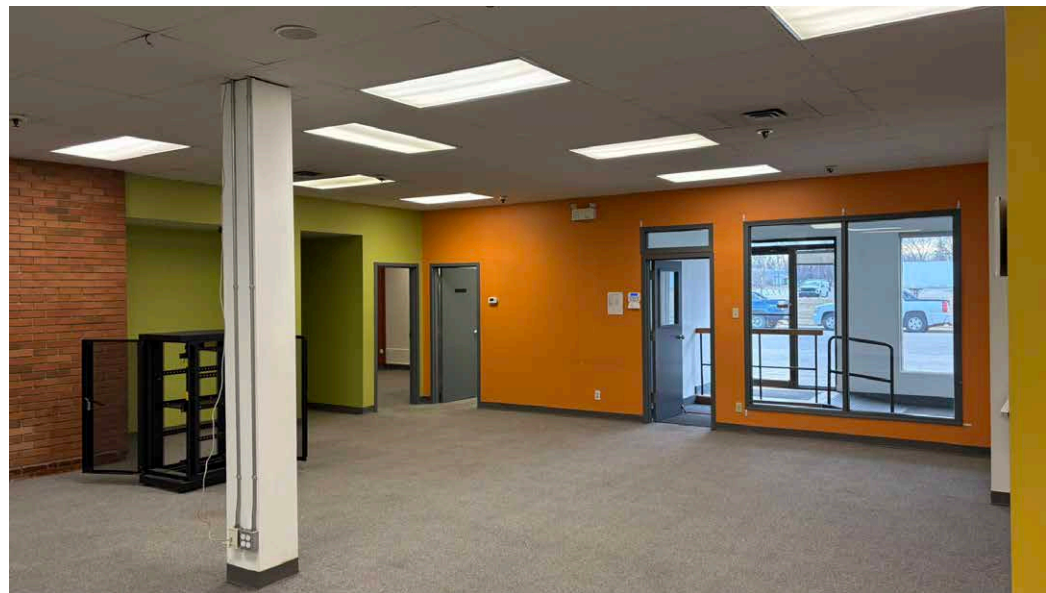
# PROPERTY HIGHLIGHTS

- 4,330 SF office space ideally situated near 149th Street & 111th Avenue, an established commercial corridor serving a mix of industrial, service, and surrounding residential neighbourhoods
- Attached 643 SF garage included
- Built out office space consisting of a boardroom, lunchroom, closed offices, open work space & washrooms
- Quick access to major routes including Yellowhead Trail, Anthony Henday, 170th Street & Mayfield Road
- Surrounding amenities include restaurants, retail shopping and nearby green spaces (Coronation Park)





# PROPERTY PHOTOS



# AERIAL VIEW



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