

FOR LEASE



CENTRAL EDMONTON OFFICE SPACE

11414 119 STREET NW, EDMONTON, AB

2,430 SF AVAILABLE

\$14.00 / SF

HIGH-END FINISHES THROUGHOUT

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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Patrick Livingston
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PROPERTY DETAILS

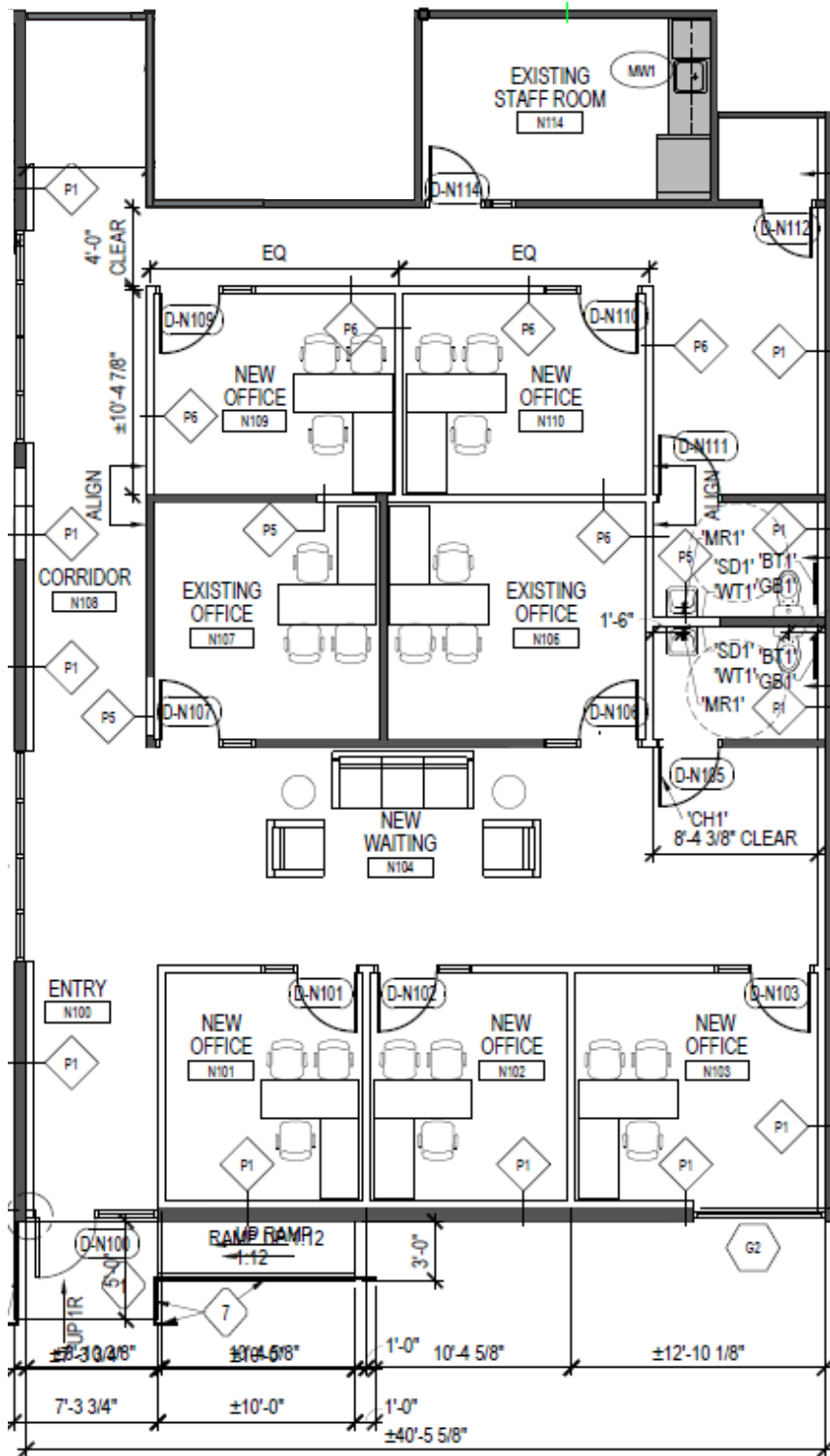
Municipal Address	11414 119 Street NW, Edmonton, AB
Zoning	BE - Business Employment
Building Size	2,430 SF
Availability	Immediately
Lease Rate	\$14.00 / SF
Additional Rent	\$5.36 / SF



PROPERTY HIGHLIGHTS

- 7 individual offices
- Waiting area
- Staff room w/ Kitchenette
- 2 barrier-free bathrooms
- Barrier-free space
- Ramp to main entrance
- Utilities included



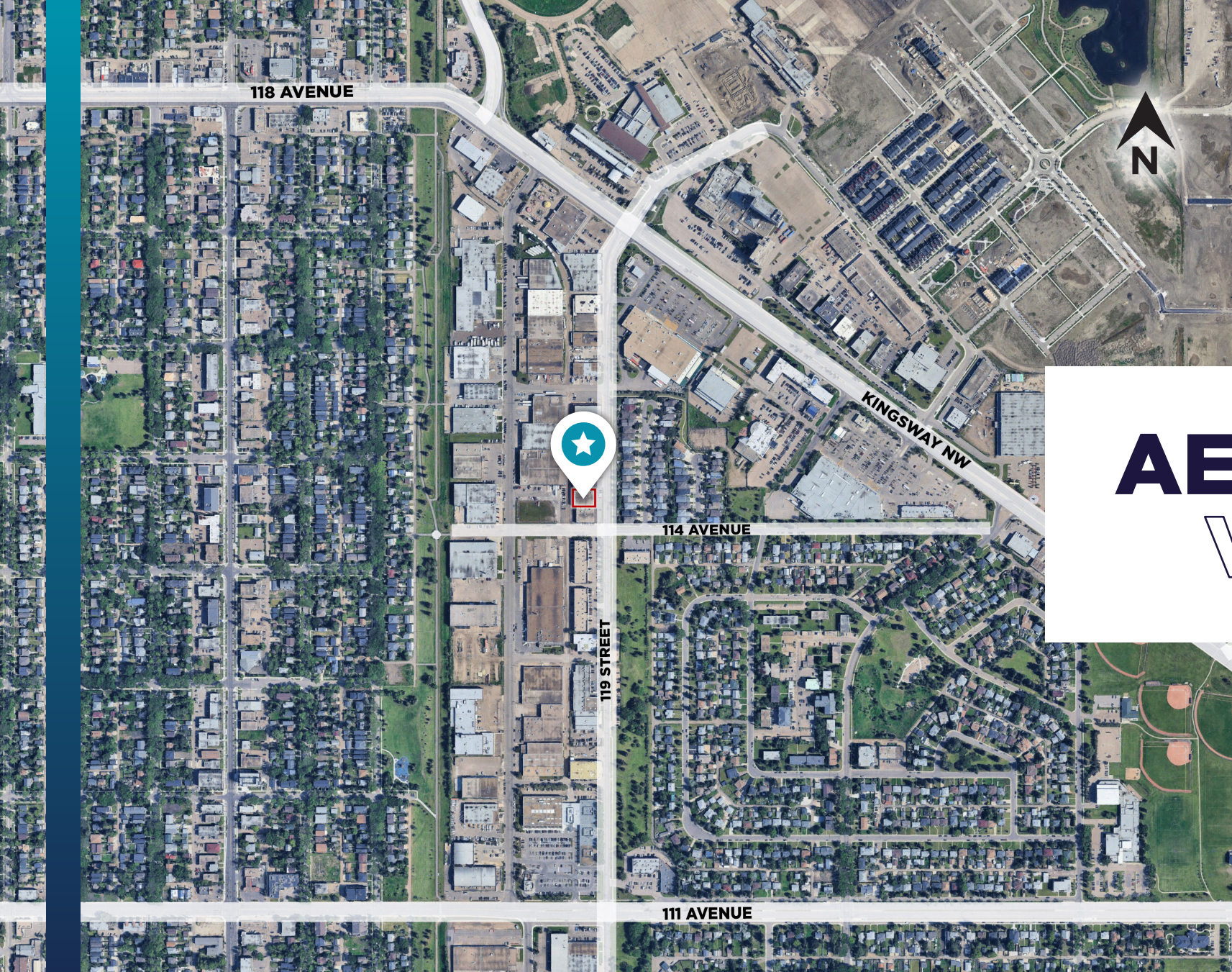


FLOOR PLAN & PHOTOS





AERIAL VIEW



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