






NAI Commercial Current Lease Listings

January 2018



Industrial






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	10663 214 Street Edmonton, AB T5S 2A1 Canada		2,750	\$5,500/month		PENDING. 2000 sq.ft.± building with additional 750 sq.ft.± second floor office build-out. Fenced and gated concrete yard. Office portion recently renovated, includes 3 offices, bullpen, reception and washrooms. Two 12' x 14' grade loading doors. See RB, CG, DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure Lease Brochure
	107th Avenue Business Centre 18035 - 107 Avenue Edmonton, AB T5S 1K3 Canada	18045	1,500	\$10.00	\$6.81	1,500 sq.ft.± to 3,000 sq.ft.± contiguous industrial shop space available. Sump. Convenient access to major roadways including Yellowhead Trail, Anthony Henday Drive, 107th Avenue and 170th Street. See JL/MP.	Julie Lam Michael Parsons	Lease Brochure
		18043	1,500	\$10.00	\$6.81	1,500 sq.ft.± to 3,000 sq.ft.± contiguous industrial shop space available. Sump. Convenient access to major roadways including Yellowhead Trail, Anthony Henday Drive, 107th Avenue and 170th Street. See JL/MP.		
		18043/45	3,000	\$10.00	\$6.81	1,500 sq.ft.± to 3,000 sq.ft.± contiguous industrial shop space available. Sump. Convenient access to major roadways including Yellowhead Trail, Anthony Henday Drive, 107th Avenue and 170th Street. See JL/MP.		
	117 Avenue Business Centre 16403 - 117 Avenue Edmonton, AB T5M 3V3 Canada	16403	11,747	\$8.00	\$4.24	11,747 sq.ft. Dock and grade loading. Corner unit with windows on two sides. Fully sprinklered warehouse. Air conditioned office. Natural light in warehouse and upgraded lighting. Professionally managed building. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
	12835 - 170 Street Edmonton, AB T5V 1L8 Canada		16,548	\$13.50	\$1.30	5.46 acres± total site area. Fenced and gated with partial concrete yard. Immediate access to 170 Street. Close proximity to 137 Avenue, Yellowhead Trail, and Anthony Henday Drive. Customer parking. Main Building: 16,548 sq.ft.± office/showroom/warehouse consisting of: 4,548 sq.ft.± main floor office/showroom; 7,452 sq.ft.± warehouse; 4,548 sq.ft.± second floor office/storage area. Covered Storage Building: 14,160 sq.ft.± storage structure consisting of: 12,360 sq.ft.± partially enclosed cold storage area; 1,800 sq.ft.± heated storage area/shop. See KEV/KS.	Kevin Mockford Kim Sarnecki	Lease Brochure
	15253 - 121A Avenue Edmonton, AB T5V 1N1 Canada		21,207	\$6.00	\$3.28	21,207 - 65,710 sq.ft.± available. Former K-Bro facility. Various size options available. Building has over-sized water lines, gas line and power. Dock and grade loading. Landlord has renderings to remove a portion of the building to allow drive around access. Property sits on 3.66 acres. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure

NAI Commercial Current Lease Listings

January 2018

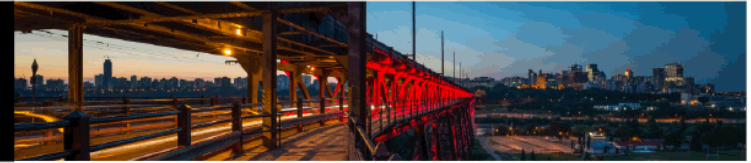


Industrial


Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	15253 - 121A Avenue Edmonton, AB T5V 1N1 Canada		45,503	\$6.00	\$3.28	21,207 - 65,710 sq.ft.± available. Former K-Bro facility. Various size options available. Building has over-sized water lines, gas line and power. Dock and grade loading. Landlord has renderings to remove a portion of the building to allow drive around access. Property sits on 3.66 acres. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
			65,710	\$6.00	\$3.28	21,207 - 65,710 sq.ft.± available. Former K-Bro facility. Various size options available. Building has over-sized water lines, gas line and power. Dock and grade loading. Landlord has renderings to remove a portion of the building to allow drive around access. Property sits on 3.66 acres. See CG/RB/DB.		
	17426 - 106A Avenue Edmonton, AB T5S 1E6 Canada	17424	3,333	\$8.50	\$3.02	3,333 sq.ft.± consisting of 2,500 sq.ft.± office/warehouse, improved with 3 offices, 2 washrooms and reception area. Plus 833 sq.ft.± of 2nd floor boardroom/training area. 12' x 12' grade loading overhead door. Close to public transportation services. Quick access to 107 Ave, 178 St, 170 St, Anthony Henday Drive & Yellowhead Trail. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	29A Avenue Building 10004 - 29A Avenue Edmonton, AB T6N 1A8 Canada	#1, 10016	2,660	\$9.00	\$4.50	2,660 sq.ft. office/warehouse. Grade level loading. Ceiling height ±21' to underside of beam. 14' x 14' grade level door. Located off Parsons Road, minutes from Gateway Boulevard, Calgary Trail, Anthony Henday, and South Edmonton Common. See KS.	Kim Sarnecki	Lease Brochure
		#1 & 2, 10012	5,320	\$9.00	\$4.50	5,320 sq.ft.±. 2 grade level loading doors. One block west of Parsons Rd. See KS.		Lease Brochure
		#2,10020 & #1,10024	5,320	\$9.00	\$4.50	5,320 sq.ft. 2 grade level loading doors. One block west of Parsons Rd. See KS.		Lease Brochure
	45 Avenue Building 9343 - 45 Avenue Edmonton, AB T6E 6S1 Canada	9349	2,576	\$8.50	\$4.55	2,576 sq.ft.± plus additional 775 sq.ft.± mezzanine free of rent. Rear storage yard. 12' x 14' grade level loading. IM zoning (Medium Industrial). South central location. See CS/KM/KS.	Chad Snow Kim Sarnecki	Lease Brochure
	4504 - 81 Avenue Edmonton, AB T6B 2M2 Canada	4516	3,783	\$10.00	\$4.90	FOR SUBLEASE. Minimal build out with open reception/office and balance being warehouse. Close to major roadways such as Sherwood Park Freeway, Anthony Henday Drive & 50th Street. Upgraded T5HO Lighting. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Industrial







Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	5535 - 97 Street Edmonton, AB T6E 3H8 Canada	5537	6,000	\$9.00	\$4.00	Frontage to 97 Street. Fenced yard area included. Quick access to Whitemud Drive, 99 Street, Calgary Trail and Gateway Boulevard. Available immediately. See RB/CG/DB.	Ryan Brown Chad Griffiths NEW Darcie Boutellier	Lease Brochure
	6708 - 75 Street NW Edmonton, AB T6E 6T9 Canada	6708	101,448	\$4.50	\$3.50	Free standing building with secured yard. 7,200 sq.ft.± newly developed (office area-A/C). 94,248 sq.ft.± warehouse - O/H heating. Additional 2nd floor above office 6,873 sq.ft.±; Also 1,942 sq.ft.± above back office at no additional cost. 2000 amp power. New sprinkler system. Compacted yard, graded for drainage. Pylon signage on 75 Street available. Potential use, light manufacturing, storage, fabrication. Ample staff/client parking. Multiple access to 75 Street & Wagner Road. Near LRT line now under construction. See KPS/KC.	Ken Saunders Karen Chayka	Property Brochure Lease Brochure
	97 Street Building 3203 - 97 Street Edmonton, AB T6N 1B7 Canada	3229	1,732	\$9.00	\$5.00	1,732 sq.ft.± up to 4,000 sq.ft.± space available. 12' - 14' grade level overhead door. Medium Industrial (IM) Zoning. Available immediately. Close proximity to Calgary Trail, Gateway Blvd and Whitemud Drive. Options fronting 97 Street. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Boutellier	Lease Brochure
		3211	2,000	\$9.00	\$5.00	1,732 sq.ft.± up to 4,000 sq.ft.± space available. 12' - 14' grade level overhead door. Medium Industrial (IM) Zoning. Available immediately. Close proximity to Calgary Trail, Gateway Blvd and Whitemud Drive. Options fronting 97 Street. See CG/RB/DB.		Lease Brochure
		3209	2,000	\$9.00	\$5.00	1,732 sq.ft.± up to 4,000 sq.ft.± space available. 12' - 14' grade level overhead door. Medium Industrial (IM) Zoning. Available immediately. Close proximity to Calgary Trail, Gateway Blvd and Whitemud Drive. Options fronting 97 Street. See CG/RB/DB.		Lease Brochure
		3215	2,000	\$9.00	\$5.00	1,732 sq.ft.± up to 4,000 sq.ft.± space available. 12' - 14' grade level overhead door. Medium Industrial (IM) Zoning. Available immediately. Close proximity to Calgary Trail, Gateway Blvd and Whitemud Drive. Options fronting 97 Street. See CG/RB/DB.		Lease Brochure
		3209/3211	4,000	\$9.00	\$5.00	1,732 sq.ft.± up to 4,000 sq.ft.± space available. 12' - 14' grade level overhead door. Medium Industrial (IM) Zoning. Available immediately. Close proximity to Calgary Trail, Gateway Blvd and Whitemud Drive. Options fronting 97 Street. See CG/RB/DB.		Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Industrial





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	9725 - 54 Avenue Edmonton, AB T6E 5J4 Canada	9731	3,040	\$9.00	\$3.10	3,040 sq.ft.± main floor, office/warehouse. Additional mezzanine of 475 sq.ft.±, rent free. 12' x 14' grade level door. IM (Medium Industrial) zoning. See KS.	Kim Sarnecki	Lease Brochure
	9803 - 47 Avenue Edmonton, AB T6E5M7 Canada	9803/05	5,252	\$8.50	\$4.95	Office/warehouse for lease in south Edmonton. Newly renovated and built out office area. Upgraded T5HO lighting in warehouse. Quick access to 99 Street and Whitemud Drive. Bonus concrete mezzanine. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
	Ark Warehouse 14410 - 118 Avenue Edmonton, AB T5L 2M5 Canada	14418	2,170	\$8.50	\$3.50	2,100 sq.ft.±, improved with one (1) office, 12' x 14' overhead door, two (2) storage rooms and two (2) washrooms. Sprinklered. Mezzanine storage area. See KEV/TD.	Kevin Mockford Travis Dochuk NEW	Lease Brochure
	Bellamy 10303 - 174 Street Edmonton, AB T5S 1H1 Canada	10313	4,919	\$8.75	\$4.52	4,919 sq.ft.± improved with 4 offices, large reception area, meeting area, kitchenette and washrooms. Dock loading. 200 amp/120 volt service (to be confirmed). 20'6" clear height. Small storage mezzanine. Convenient access to 170 Street, 178 Street, Stony Plain Road, Anthony Henday Drive and Yellowhead Trail. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Belwood Building 8704 - 48 Avenue Edmonton, AB T6E 5W3 Canada	Main 105	14,313	\$8.00	\$5.85	Up to 14,313 sq.ft.± available (*additional space may be made available). Additional storage mezzanine. Sumps. Office Subtenant of approximately 900 sq.ft.±, may be interested in staying on. Situated just north of Whitemud Drive and south of 51 Avenue. See KS.	Kim Sarnecki	Lease Brochure
	Bonaventure Industrial 14203 - 128A Avenue Edmonton, AB T5L 4P5 Canada	14203	6,000	\$9.25	\$4.08	6,000 sq.ft.± improved with 2 offices, showroom/reception area and warehouse. Two dock level 12' x 14' overhead doors. Potential for ramp-to-grade. 60' x 85' bay. Deep marshalling area. Convenient access to St. Albert Trail, Yellowhead Trail, 149 Street, 156 Street and Anthony Henday Drive. See KEV/FG.	Frank Gibson Kevin Mockford	Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Industrial





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Canenger Building 14204 - 128 Avenue Edmonton, AB T5L 3H5 Canada	14212	3,300	\$8.91	\$5.07	3,300 sq.ft.± comprised of: 640 sq.ft.± main floor office (2 offices and reception area); 775 sq.ft.± open storage area with windows; 1,560 sq.ft.± warehouse; T5HO lighting throughout warehouse; Main floor dimensions are 30' x 85.4' feet; 12' x 14' overhead dock door; 330 sq.ft.± of free storage mezzanine. This bay can be combined with adjacent bays to provide up to 12,800 sq.ft.± of main floor area, plus storage mezzanines in each bay. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure
		14208/10	5,120	\$8.91	\$5.07	Paragon listing E4015044. Up to 5,120 sq.ft.± of main floor space available + 1,280 sq.ft.± of second floor office space (6,400 sq.ft.±). Size of a typical bay: 3,200 sq.ft.± bay available comprised of: 2,560 sq.ft.± main floor (640 sq.ft.± of office); 640 sq.ft.± second floor. Deep marshaling area. 12' x 14' overhead door dock loading. 30' x 85'4" bays. Convenient access to St. Albert Trail, Yellowhead Trail, 149 Street and 156 Street. \$2,450/month net/bay. See FG/KEV.		
	Cannon Centre 16504 - 111 Avenue Edmonton, AB T5M 3V8 Canada	16516	6,000	\$9.50	\$4.95	Premium office/warehouse featuring Princess Auto as Anchor Tenant. 6,000 sq.ft.± of air conditioned office with warehouse. Includes a reception area, 9 main floor offices, 9 second floor offices, boardroom, kitchen area, meeting room and storage. Four rows of FREE parking. 200 amp/240 volt, 3 phase 4 wire service. Dock (with leveler) and grade loading. 22' clear ceiling height. Convenient access to 170 Street, Mayfield Road, Yellowhead Trail, and Anthony Henday Drive. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Capilano Industrial Centre 4630 - 91 Avenue Edmonton, AB T6B 2L1 Canada	Main 4716	3,600	\$8.00	\$4.22	Unit 4716 - Dock Bay. Hydraulic leveler. Deep receiving/marshaling yard. Skylight in warehouse. Fully sprinklered. 21' ceiling height. Large receiving yard. Additional air conditioned second floor office available. See CS/KM.	Chad Snow Kari Martin NEW	Lease Brochure
		Main 4638	3,611	\$8.00	\$4.22	Unit 4638 - Grade Bay. New T5HO Lighting. 12' x 16' overhead door. Sump. Skylight in warehouse. Fully sprinklered. 21' ceiling height. Large receiving yard. Additional air conditioned second floor office available. See CS/KM.		
	Commerce Court Building 9804 - 47 Avenue Edmonton, AB T6E 5P3 Canada	1&2, 9836	4,800	\$9.00	\$4.00	4,800 sq.ft. available (can be demised 2,400 sq.ft.). Dock and/or grade loading available. Building has double row parking. IM Zoning (Medium Industrial). Additional office available in building. One block east of 99th Street and 47th Avenue. Easy access to Whitemud Freeway and 99th Street. See KS.	Kim Sarnecki	Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Industrial






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Corner 170 16915 and 16931 - 111 Avenue Edmonton, AB T5M2S4 Canada	16937	1,400	\$12.50	\$5.50	Rare small bay fronting 170 Street. Large grade loading door. Fenced yard compounds available at market rates. Located at the intersection of 170 Street and 111 Avenue. See CS/KM.	Chad Snow	Lease Brochure
		16919	1,650	\$12.50	\$5.50	Rare small bays with yard. Large grade loading door. Fenced yard compounds available at market rates. Located at the intersection of 170 Street and 111 Avenue. See CS/KM.		Lease Brochure
		16939	2,000	\$12.50	\$5.50	Rare small bay fronting 170 Street. Large grade loading door. Fenced yard compounds available at market rates. Located at the intersection of 170 Street and 111 Avenue. See CS/KM.		Lease Brochure
	Delton Industrial Centre 8544 - 126 Avenue Edmonton, AB T5B 1G9 Canada	8560	1,291	\$10.00	\$5.00	Small 1,291 sq.ft. shop bay. 12' x 14' overhead door. Sump. Block walls. Located just off the Yellowhead Highway and the corner of 82 Street, capitalizing on the accessibility to major traffic routes in northeast Edmonton. See CS.	Chad Snow	Lease Brochure
		8556	3,657	\$10.00	\$5.31	3,657 sq.ft. available for sublease immediately. Multiple dock doors on small bay. Situated in the Yellowhead Corridor East neighbourhood, a well-established industrial area zoned primarily for medium industrial uses. Located just off the Yellowhead Highway and the corner of 82 Street, capitalizing on the accessibility to major traffic routes in northeast Edmonton. Longer lease terms available. See MP.	NEW	Lease Brochure
	Dominion Industrial 12020 - 142 Street Edmonton, AB T5L 2G8 Canada		41,495	\$5.50	TBD	41,495 sq.ft.± industrial/office improved as follows: 3,420 sq.ft.± office area including 5 private offices, storage area, open work area; 3,500 sq.ft.± covered storage free of rent; 3 dock doors and one 14' x 14' grade level door; Fenced, gated and paved yard area; 2,000 amp, 600 volt, 3 phase power (TBC); Sprinklered. Front facing 142 Street. See KEV/FG.	Kevin Mockford Frank Gibson	Property Brochure NEW Lease Brochure
	Eastgate Business Centre 9324 - 49 Street Edmonton, AB T6B 2L7 Canada	9366	3,270	\$7.50	\$4.49	3,270 sq. ft. (more or less) office/warehouse. Currently demised into two offices, washroom and balance is warehouse with 12 ft. grade loading overhead door. Economical net lease rate at \$7.50 per sq. ft. per annum! Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway. See KC.	Karen Chayka	Lease Brochure
		9346	3,294	\$8.00	\$4.49	4 contiguous bays available. Can be leased individually or together. 3,246 sq.ft. or 6,540 or 9,953 sq.ft. or 13,404 sq.ft. Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway.		Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Industrial





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Eastgate Business Centre 9324 - 49 Street Edmonton, AB T6B 2L7 Canada	9344/46	6,540	\$8.00	\$4.49	2 contiguous bays available. Can be leased individually or together. 3,246 sq.ft. or 6,540. Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway.	Karen Chayka	Lease Brochure
		9344/46/48	9,953	\$8.00	\$4.49	3 contiguous bays available. Can be leased individually or together. 3,246 sq.ft. or 6,540 sq.ft. or 9,953 sq.ft. Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway. See KC.		Lease Brochure
	Elm Business Park 9420 - 51 Avenue (Master Sheet) Edmonton, AB T6E 5A6 Canada	9464/66	5,281	\$8.00		FOR SUBLEASE. Fully developed office space floors with warehouse and overhead door. Modern finishes throughout. Corner unit. Large wrap-around windows. Building signage available over main door entrance. See JL/MP.	Julie Lam Michael Parsons	Lease Brochure
	F-60 Industrial Building 11211 266 Street Acheson, AB T7X 6H6 Canada		10,680	MARKET		High efficiency free standing building (10,680 sq.ft.) on 1.23 acres. 1,680 sq.ft. of modern office design with glass partition wall systems and high end fixtures/furnishings. 1,680 sq.ft. mezzanine undeveloped and customizable. Multiple O/H doors with 2x drive through loading capability or Wash bay. Two (2) access points of entry into fenced & graveled yard. Two (2) 10 ton overhead crane capabilities. Heavy power (600 amp; 600 volt). 28' clear ceiling height. Exposure and quick access via controlled intersection to HWY 60, HWY 16, HWY 16A, and Anthony Henday Drive. See VC.	Vince Caputo	Property Brochure Lease Brochure
	Freestanding Industrial Building 6131 - 97 Street Edmonton, AB T6E 3J3 Canada	6131	23,578	\$9.50	\$3.50	23,578 sq.ft. freestanding renovated industrial facility on 1.89 acre lot. 5T & 15T interior and exterior crane ways. 4,215 sq.ft. open faced sandblasting building (not included in building size). Recently renovated building (2014). See GM.	Hennadiy (Ghena) Menyaylov	Property Brochure Lease Brochure
	Freestanding Industrial Building & Land 2604 - 9 Street Nisku, AB T9E 8G7 Canada		26,000	\$16.00		26,000 sq.ft.± enclosed building with 10,500 sq.ft.± semi-enclosed under-hook space. Low site coverage, 3.59%, allows for outside storage and truck marshalling area. High capacity cranes, oversized loading doors, 800 amp power, make-up air and sprinkler system. Vendor financing is available. Located within Nisku Industrial Park with excellent access to 9th Street (Nisku), Sparrow Drive, Highway 19, QEII Highway and Airport Road. See GM.	Hennadiy (Ghena) Menyaylov	Property Brochure Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Industrial






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Greenbay Industrial Building 17530 - 105 Avenue Edmonton, AB T5S 1G4 Canada	17526	1,793	\$10.00	\$6.50	Small warehouse bays with developed office. Masonry construction with a desirable site plan. Easily accessible west end location. Close to Anthony Henday and Yellowhead Trail. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
		Bldg A 17528	1,793	\$10.00	\$6.50	Small warehouse bay with developed office. Masonry construction with a desirable site plan. Easily accessible west end location. Close to Anthony Henday and Yellowhead Trail. Operating costs include utilities (gas, power and water). See CS/KM.		Lease Brochure
	High Exposure Retail Showroom 17250 Stony Plain Road NW Edmonton, AB T5S 1K6 Canada		20,300	MARKET	\$3.79	Freestanding retail building with large showroom and warehouse component. Ideally located on the northwest corner of 170th Street and Stony Plain Road. Bright showroom with high ceilings; Floor to ceiling windows. 13,300 sq.ft. of underground parking. Excellent exposure to heavy traffic on 170th Street, Stony Plain Road and Mayfield Road. Perfect location for auto sales user, as well as many other uses (see permitted uses on page 3 of the property brochure). See MP. View 3D Virtual Tour: https://my.matterport.com/show/?m=2vjx84ZkqxD .	Michael Parsons	Lease Brochure
			33,600	MARKET	\$3.79	Freestanding retail building with large showroom and warehouse component. Ideally located on the northwest corner of 170th Street and Stony Plain Road. Bright showroom with high ceilings; Floor to ceiling windows. 13,300 sq.ft. of underground parking. Excellent exposure to heavy traffic on 170th Street, Stony Plain Road and Mayfield Road. Perfect location for auto sales user, as well as many other uses (see permitted uses on page 3 of the property brochure). See MP. View 3D Virtual Tour: https://my.matterport.com/show/?m=2vjx84ZkqxD .		Lease Brochure
	Hygaard Building 208 to 280 Sioux Road Sherwood Park, AB Canada	214	5,365	\$12.00	\$4.18	5,365 sq.ft.± improved with 2 offices, kitchenette, server room, storage mezzanine. 12' x 14' grade level door. Sprinkered. 24' clear height. Convenient access to Anthony Henday Drive, Yellowhead Trail and HWY 21. See KEV/FG.	Kevin Mockford Frank Gibson NEW	Lease Brochure
	Industrial Condo 10740 - 180 Street (10748) Edmonton, AB T5S 2S4 Canada	10748	1,367	\$12.00	\$5.22	1,367 sq.ft. industrial condo in Wilson Industrial Park. 400 sq.ft.± additional and free mezzanine storage. 12' grade door. Two offices with the balance as warehouse. See TD/CG.	Travis Dochuk Chad Griffiths	Property Brochure Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Industrial






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Industrial Office/Warehouse 12930 - 148 Street Edmonton, AB T5L 2H8 Canada	12936	3,450	\$7.00	\$4.30	Multiple options from 3,450 sq.ft.± up to 6,000 sq.ft.±. Dock and grade loading. Large paved marshaling area. Close proximity to Yellowhead Trail. Small dock loading bays available. Fibre optic to building. See DB/MP/RB/CG.	Darcie Bouteiller Michael Parsons Ryan Brown	Lease Brochure
		12942	5,850	\$7.00	\$4.30	Multiple options from 3,450 sq.ft.± up to 6,000 sq.ft.±. Dock and grade loading. Large paved marshaling area. Close proximity to Yellowhead Trail. Small dock loading bays available. Fibre optic to building. See DB/MP/RB/CG.		Lease Brochure
		12930/32	6,000	\$7.00	\$4.30	Multiple options from 3,450 sq.ft.± up to 6,000 sq.ft.±. Dock and grade loading. Large paved marshaling area. Close proximity to Yellowhead Trail. Small dock loading bays available. Fibre optic to building. See DB/MP/RB/CG.	NEW	
	Jubilee Business Centre 6051 B 47 Street Leduc, AB T9E 7A5 Canada	201-205	17,500	\$11.00	\$3.50	Five (5) bay office/warehouse space with demising options from 7,020 sq.ft.± - 17,500 sq.ft.±. 3,900 sq.ft.± of office build-out consisting of thirteen (13) offices, boardroom, reception, lunchroom, locker room, and washrooms. Dual compartment sump in each bay Five 16' x 18' grade loading doors. Three rows of parking on site. See RB/CG/DB.	Ryan Brown Chad Griffiths NEW Darcie Bouteiller	Lease Brochure
	Leduc Business Park Freestanding Building Lot 42 4101 - 65A Avenue Lot 42 Leduc, AB T9E 0Z4 Canada		15,042	\$15.00		Insulated tilt up concrete construction with modern office build out. Multiple 14' x 16' O/H doors with capability to add drive through bays. High efficiency building with low site coverage. Secured & graveled yard with geo textile grid and fabric underlay. 10 ton crane ready. Exposure to 65 Avenue and easy access to the QE2. IL Zoning. FULL FEES TO COOPERATING BROKERS. See VC/CG/RB/DB.	Vince Caputo Chad Griffiths Ryan Brown	Property Brochure Lease Brochure
	McIntyre Plaza 8810 - 48 Avenue Edmonton, AB T6E 5L1 Canada	8834	15,203	\$7.00	\$4.09	Located next to the Whitemud Freeway. Four (4) dock doors and six (6) grade level doors. 24' ceiling height (underside of truss). Fully sprinklered. High bay halide lighting. Solid concrete tilt up construction. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
	McKenzie 17303 - 107 Avenue Edmonton, AB T5S 1E5 Canada	17317	3,333	\$10.00	\$3.67	For Sublease. 3,333 sq.ft.± unit improved with air conditioned office/showroom area, boardroom area, kitchenette and warehouse serviced with 12' x 14' overhead door including 833 sq.ft.± mezzanine with 2 private offices, washroom and open work area. Direct access to 107 Avenue. 200 amp, 3 phase power (to be verified by Sub-Tenant). See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Industrial

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Nerval on Roper 4904C - Roper Road (58 Avenue) Unit 4942 Edmonton, AB T6B 3T7 Canada	4940	1,981	\$14.00		Tilt up concrete and steel construction built in 2012. Seven (7) units available immediately. Warehouse/office units left. Sprinklered. Includes heating/air conditioned units- one per unit. Pylon signage available. IB zoning. See KC.	Karen Chayka	Property Brochure
		4958	1,991	\$14.00		Tilt up concrete and steel construction built in 2012. Seven (7) units available immediately. Warehouse/office units left. Sprinklered. Includes heating/air conditioned units- one per unit. Pylon signage available. IB zoning. See KC.		Lease Brochure
	Norali Business Park 15783 - 116 Avenue Edmonton, AB T5M3W1 Canada	15767	3,260	\$8.00	\$3.22	3,260 sq.ft.± currently demised as reception area, one office, and one washroom - balance is warehouse serviced with a 14' overhead door at grade. Close access to Yellowhead Trail, 156 Street, 149 Street, 170 Street and Anthony Henday Drive. See KC.	Karen Chayka	Lease Brochure
		15751	4,737	\$7.95	\$3.22	Dock loading warehouse bays approximately 40' x 120'. 4,737 sq.ft. available. Newer gas fired overhead heaters and newer dock doors. Convenient access to Yellowhead Trail, 156 Street, 149 Street, 170 Street and the Anthony Henday. See KC.		Lease Brochure
		15735/39	9,474	\$7.95	\$3.22	Dock loading warehouse bays approximately 40' x 120'. 9,474 sq.ft. available. Newer gas fired overhead heaters and newer dock doors. Convenient access to Yellowhead Trail, 156 Street, 149 Street, 170 Street and the Anthony Henday. See KC.		Lease Brochure
	Northwest Business Park 11650 - 154 Street Edmonton, AB T5M 3N4 Canada	11668	4,511	\$10.00	\$5.88	4,511 sq.ft.± office/warehouse comprised of 3,600 sq.ft.± main floor office/showroom/warehouse and 911 sq.ft.± second floor area with 4 offices, lunchroom, boardroom. 8' x 10' dock level door. 21' ceiling height. Located close to 118 Avenue, 156 Street, 149 Street, Yellowhead Trail. New T5 lighting in warehouse. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Office/Showroom 15611 - 112 Avenue Edmonton, AB T5M2V8 Canada	15611	5,913	\$6.50	\$2.64	5,913 sq.ft.± of office/warehouse. Shared fenced, compound. Grade loading overhead door. Immediate access to 156 Street and Yellowhead Trail. See KC.	Karen Chayka	Lease Brochure
	Quantum Business Park 11203 180 Street (11239) Edmonton, AB T5S0B4 Canada	11239	2,355	MARKET		STARTING BELOW MARKET. Corner unit. Functional office build-out. Additional mezzanine storage space. Professionally managed building. Easily accessible west end location. See DB/RB/CG.	Darcie Bouteiller Ryan Brown Chad Griffiths	Property Brochure Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Industrial






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure	
		Floor/Suite	Sq Ft						
	Rampart Business Centre 16135C - 142 Street NW Edmonton, AB T6V 0M7 Canada	104	4,609	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure	
		102	4,609	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		109	4,609	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		108	4,609	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		105	4,609	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		110	4,619	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		103	4,619	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure
		106	4,978	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.			Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Industrial




Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Rampart Business Centre 16135C - 142 Street NW Edmonton, AB T6V 0M7 Canada	107	4,978	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
		101	5,102	\$16.00		New office / warehouse condo project in northwest Edmonton. Ability to accommodate users from 4,609 sq.ft. up to 47,341 sq.ft. Close proximity to Anthony Henday Drive, St. Albert Trail and Yellowhead Trail. Concrete tilt up construction. Concrete second floors with separate entrances. Radiant heating and sumps in each bay. See CG/RB/DB/TD.		
	Sherwood Park Freeway Bay 8103 - 43 Street Edmonton, AB T6B2M3 Canada	8121	3,168	\$9.50	\$4.95	3,169 sq.ft.± warehouse/office bay available for lease. Yard storage behind bays; sizable marshaling area. Direct exposure to Sherwood Park Freeway. Two 12' x 12' grade loading doors. Newly finished office space. Quick access to 34 Street, 50 Street and Sherwood Park Freeway. See MP/CS.	Chad Snow Michael Parsons	Lease Brochure
	Small Bay Pylypow Industrial 5404 36 Street Edmonton, AB T6B3P3 Canada	12	1,800	\$10.00	\$6.66	1,800 sq.ft.± industrial bay. Front reception area. 10' x 14' grade level loading. Radiant heating. Dual compartment sump. 16'6" clear height. 100 amp/3 phase power (to be verified). T8 lighting. Mezzanine storage. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Troika Business Centre Unit 20, 41 Broadway Blvd Sherwood Park, AB T8H 2C1 Canada	Main	1,900	\$8.00	\$8.00	845 sq.ft. - 4,000 sq.ft.± of second floor retail/office space; 1,900 sq.ft.± main floor available for storage. Various demising options available to accommodate Tenant size. Pylon signage available. Convenient access to Anthony Henday and Yellowhead. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure
	West Two Parsons 3261 Parsons Road Edmonton, AB T6N 1B4 Canada	Main 3269	2,000	\$10.50	\$5.00	Rare small office/warehouse bay. Excellent south Edmonton location facing Parsons Road. Upgraded lighting and washroom. IM zoning. Grade loading. 430 sq.ft.± front office. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
	Westminster Business Park 9603 - 45 Avenue Building B & C Edmonton, AB T6E 5Z8 Canada	9655	2,579	\$9.50	\$6.55	2,579 sq.ft. mostly built out office space with small warehouse in rear. Dock loading. Owned and managed by Dream Industrial Management Corp. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure

NAI Commercial Current Lease Listings



January 2018



Industrial

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Westminster Business Park 9603 - 45 Avenue Building B & C Edmonton, AB T6E 5Z8 Canada	9617	5,139	\$8.00	\$6.55	5,129 sq.ft.± available. Two (2) grade overhead doors. 18 foot ceiling height. Previously occupied by a machine shop. See CG, RB, DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
		9691	5,240	\$9.50	\$6.55	2,620 sq.ft. up to 5,240 sq.ft.± office/warehouse space available. Dock and grade loading. Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street. Available immediately. Owned and managed by Dream Industrial Management Corp. See CG/RB/DB.		
	Yellowhead West 11404 Winterburn Road NW Edmonton, AB Canada	11474	9,161	\$8.50	\$6.56	9,161 sq.ft.± of office/warehouse with 2,900 sq.ft.± bonus concrete mezzanine. Three (3) grade level loading doors. Located in the Winterburn Industrial Park. Quick access to Highway 16 and Anthony Henday Drive. Available immediately. Owned and managed by Dream Industrial Management Corp. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
	Zaicana 16311 - 117 Avenue Edmonton, AB T5M 3V3 Canada	16305/07	20,615	\$6.50	\$3.56	20,615 sq.ft. with both dock and grade loading. Available immediately. Fully sprinklered. Large receiving area. Approximately 2,640 sq.ft. main and second floor office space (2nd floor not included in gross area). 32,7109 sq.ft. also available in the same property. Potential to demise to 7,200 sq.ft. / 13,415 sq.ft. Rental rate required on demised area \$8.00/sq.ft. See CS/KM.	Chad Snow Kari Martin	Lease Brochure

Land


Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	9712 - 54 Avenue Edmonton, AB T6E 0A9 Canada	9712 Land	15,000	MARKET		15,000 sq.ft.± yard space (150' x 100'). Gravel compacted. Fenced around perimeter. Conveniently located between 97 Street and 99 Street North of 51 Avenue. See GM.	Hennadiy (Ghena) Menyaylov	Lease Brochure
	Build to Suit 88 Avenue & 13 Street NW Strathcona County, AB T6P 1X2 Canada		3.00	MARKET		±3.00 acres site located in Laurin Industrial Park. Potential build to suit opportunity available. Fully serviced to the property line. Easy access to 17 Street, Sherwood Park Freeway, Anthony Henday Drive, Yellowhead Trail. See FG/KEV.	Frank Gibson Kevin Mockford	Property Brochure Lease Brochure

NAI Commercial Current Lease Listings





January 2018



Land

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Prime Lot on 109 Street 6930 - 109 Street Edmonton, AB T6H 3B8 Canada		11,754	MARKET		Corner site with prime exposure to 109 Street. Can accommodate a wide variety of tenant uses. The landlord will consider short term or seasonal tenants. See VC.	Vince Caputo	Lease Brochure

Office






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	10108 - 124 Street Edmonton, AB T5N 1P6 Canada	205 - 10110	750	\$23.00		PENDING. 750 sq.ft.± of second floor office space available for Lease. Space consists of reception area, three offices, coffee nook with sink, and storage closet. Located just after Jasper Avenue on the trendy 124 Street, home to many local restaurants, boutiques, and galleries. In close proximity to public transportation, Downtown area, Jasper Ave, and Stony Plain Road. See MP.	Michael Parsons	Lease Brochure
	10646 - 178 Street Edmonton, AB T5S 1H4 Canada	10646	2,200	MARKET		2,200 sq.ft.± improved as follows: Six (6) private offices (ability to create additional offices if required). 2 of the offices are furnished; Boardroom; Two (2) washrooms; Fully equipped kitchen; Reception area. Parking - seven (7) stalls. Exposure to 178th Street. See FG/KEV/VC.	Frank Gibson Kevin Mockford Vince Caputo	Lease Brochure
	11140 - 149 Street Edmonton, AB T5M 2V6 Canada	14935 Additional Space Types: Industrial	7,500	\$4,375/month	\$2,325/month	3,500 sq.ft.± main floor office / warehouse. Additional 4,000 sq.ft.± of mezzanine. Quick access to 149 Street, 111 Avenue and Yellowhead Trail. Grade level loading in warehouse. Available March 2018. See CG, RB, DB.	Chad Griffiths Ryan Brown NEW Darcie Bouteiller	Lease Brochure
	11224 - 142 Street Edmonton, AB T5M 3P8 Canada	11307 Additional Space Types: Industrial	2,755	\$9.50	\$4.38	2,755 sq.ft.± office/warehouse. Main floor (1,995 sq.ft.±) includes four offices, open area, kitchenette, warehouse. Second floor includes open area of 760 sq.ft.±. 12' x 16' grade level door. Easy access to 111 Avenue, 118 Avenue, and Yellowhead Trail. See KEV/FG.	Kevin Mockford Frank Gibson	Lease Brochure
		11308 Additional Space Types: Industrial	12,294	\$12.00	\$4.38	12,294 sq.ft.± office/showroom/warehouse comprised of: 3,990 sq.ft.± main floor showroom; 6,665 sq.ft.± warehouse; 1,639 sq.ft.± second floor office area. Two 12' x 16' grade doors with "drive through" capability. Excellent exposure to 142 Street. Easy access to 111 Avenue, 118 Avenue, and Yellowhead Trail. Pylon signage available. See KEV/FG.	Lease Brochure	

NAI Commercial Current Lease Listings

January 2018



Office






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	12225 - 107 Avenue Edmonton, AB T5N 0Y3 Canada	2nd 201	966	\$12.00	\$9.08	2nd floor office space. Property recently had a complete interior renovation and new building facade. Available for immediate occupancy. Located just off of 124 Street corridor. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
		2nd 206	1,137	\$12.00	\$9.08	Second floor office space. Property recently had a complete interior renovation and new building facade. Located just off of 124 Street corridor. See CG/RB/DB.		Lease Brochure
	124 Street Building 10711 - 124 Street Edmonton, AB T5M 0H2 Canada	205	1,907	\$12.00	\$8.07	1,907 sq.ft.± second floor office space. Exposure to 13,000 vehicles/day (2013 City of Edmonton Traffic Flow Map). Available for immediate occupancy. Public transportation in front of the building. Numerous amenities within walking distance. Fronts onto 124 Street with easy access to 107 Ave, Stony Plain Rd and downtown. See FG/KEV	Frank Gibson Kevin Mockford	Lease Brochure
	17511 - 107 Avenue Edmonton, AB T5S 1E5 Canada	208	1,382	\$13.50		1,382 sq.ft.± improved with 7 private offices, reception area and server room. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
		207	1,810	\$13.50		1,810 sq.ft.± improved with 1 office, large open area, and kitchenette. See FG/KEV.		Lease Brochure
	2 Storey Office Condo 5351 - 75 Street Edmonton, AB T6E0W4 Canada	4	3,400	\$15.00	\$8.00	PRICE REDUCED. 3,400 sq.ft.± fully developed 2-storey office condo available for Sale or Lease. Space consists of 10 offices, open reception area, boardroom, kitchenette, and washrooms. Corner unit with lots of natural light. Highly visible site with exposure to Roper Road and 75 Street. Location has immediate access to Roper Road, 75 Street, Whitemud Freeway, Argyll Road, 50th Street, and Anthony Henday Drive. See RB/DB/CG.	Ryan Brown Darcie Bouteiller Chad Griffiths	Property Brochure Lease Brochure
	2220 - 80 Avenue Edmonton, AB T6P 1N2 Canada	Main 2220	950	\$1,300/month		Approximately 950 sq.ft.±. Currently comprised as vestibule entrance, reception area with desk, three offices and two washrooms. Corner unit with windows on two sides. Quick access to 34 Street, Sherwood Park Freeway and 76 Avenue. See KC.	Karen Chayka	NEW Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	2508 Ellwood Dr SW Edmonton, AB T6X 0A9 Canada	2nd 2508	3,000	\$16.50	\$9.56	Main Floor: 6,150 sq.ft.± with 15 private offices, 2 board/meeting rooms, kitchen, staff room and many more features. Corner offices. Second Floor Corner: 3,025 sq.ft.± office area, full improvement with 6 private offices, board/meeting room, file/storage room and reception area. Elevator access. Parking - a minimum of 5/1,000 sq.ft. Close access to public transit. Overlooks walking trails and environmental reserve area. Signage opportunities facing Ellwood Drive. See FG/KEV/CG/RB/DB.	Frank Gibson Kevin Mockford Chad Griffiths	Property Brochure Lease Brochure
		Main 2508	6,150	\$16.50	\$9.56	Main Floor: 6,150 sq.ft.± with 15 private offices, 2 board/meeting rooms, kitchen, staff room and many more features. Corner offices. Second Floor Corner: 3,025 sq.ft.± office area, full improvement with 6 private offices, board/meeting room, file/storage room and reception area. Elevator access. Parking - a minimum of 5/1,000 sq.ft. Close access to public transit. Overlooks walking trails and environmental reserve area. Signage opportunities facing Ellwood Drive. See FG/KEV/CG/RB/DB.		
	2508 Ellwood Drive SW Edmonton, AB T6X 0A9 Canada	2544	4,141	\$21.00	\$12.50	4,141 sq.ft. main floor office. Main floor corner unit with windows on three sides, 5 private offices, boardroom, open work area, air conditioned server room. Additional offices can be built. Located north of Ellerslie Road on Ellwood Drive east of Parsons Road. Quick access to Calgary Trail, Anthony Henday Drive and Parsons Road (99 Street). Abundance of surface parking. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	2707 Ellwood Drive SW Edmonton, AB T6X 0P7 Canada	Main 2715	2,500	\$16.00	\$10.33	2,500 sq.ft.± developed office space. Fixtured with 6 office spaces, meeting space, kitchen, reception area, storage/server room and bathroom. Located in the Ellerslie Industrial area nestled between Ellerslie Road, 99 Street and 91 Street. Quick access to 23rd Avenue, South Edmonton Common, Ellerslie Business Park, Gateway Blvd/Calgary Trail/Highway 2, and Anthony Henday Drive. See GM.	Hennadiy (Ghena) Menyaylov	Lease Brochure
	29A Avenue Building 10004 - 29A Avenue Edmonton, AB T6N 1A8 Canada	2nd #4, 10012	928	\$12.28		2nd floor office with washroom. \$950/month plus utilities. See KS.	Kim Sarnecki	Lease Brochure
	50 Street Leduc Plaza 4809 - 43A Avenue Leduc, AB T9E 8J6 Canada	2nd	1,260	\$20.00		PENDING. Sizes from 994 - 4,330 sq.ft.±. Multiple rows of common parking. Handicap accessible with elevator. Grand atrium common entrance. Professional office units available with finished development options. Corner location. Full height windows and high ceilings in every unit. See CS/KM.	Chad Snow Kari Martin	Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	50 Street Leduc Plaza 4809 - 43A Avenue Leduc, AB T9E 8J6 Canada	2nd	1,815	\$20.00		PENDING. Sizes from 994 - 4,330 sq.ft.±. Multiple rows of common parking. Handicap accessible with elevator. Grand atrium common entrance. Professional office units available with finished development options. Corner location. Full height windows and high ceilings in every unit. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
		2nd	4,330	\$20.00		PENDING. Sizes from 994 - 4,330 sq.ft.±. Multiple rows of common parking. Handicap accessible with elevator. Grand atrium common entrance. Professional office units available with finished development options. Corner location. Full height windows and high ceilings in every unit. See CS/KM.		Lease Brochure
	7919 - 118 Avenue Edmonton, AB T5B 0R5 Canada	Main	3,635	\$18.00	\$8.00	Building undergoing new exterior façade renovation. Prime exposure to 118th Avenue. Below grade functional space built-out with reception/seating area, lunch room, large open congregation areas and in-suite washrooms. On-site parking. Ideal for community associations, religious assemblies, not-for-profits and training learning centres. Easy access to public transport. See VC.	Vince Caputo	Lease Brochure
		Basement	5,500	\$4.00	\$8.00	Building undergoing new exterior façade renovation. Prime exposure to 118th Avenue. Functional space built-out with reception/ seating area, lunch room, board room, 13 offices, 3 examination rooms and in-suite washrooms. Ideal for medical clinic, pharmacy and general professional office users. On-site parking. Easy access to public transport. See VC.		Lease Brochure
	9712 - 54 Avenue Edmonton, AB T6E 0A9 Canada	2 202	850	MARKET		850 sq.ft.± of second floor office space. Newly renovated space includes new carpet, ceiling tiles, fluorescent lighting, washroom and freshly painted walls. 5 parking stalls directly in front of entrance. Walking distance to bus stop on 51 Avenue. Conveniently located between 97 Street and 99 Street North of 51 Avenue. See GM.	Hennadiy (Ghena) Menyaylov	Lease Brochure
		2 206	1,600	MARKET		1,600 sq.ft.± of second floor office space. Newly renovated space includes new carpet, ceiling tiles, fluorescent lighting, washroom and freshly painted walls. 5 parking stalls directly in front of entrance. Walking distance to bus stop on 51 Avenue. Conveniently located between 97 Street and 99 Street North of 51 Avenue. See GM.		Lease Brochure
	97th Street Plaza #203, 4103 - 97 Street Edmonton, AB T6E 6E9 Canada	203	5,048	MARKET		Corner unit with abundant natural light. High exposure 2nd floor office condo (5,048 sq.ft.±) on 97th Street. Functional office design with modern finishes throughout. Spacious offices coupled with open work area accommodates a wide variety of professional users. Close proximity to Whitemud Drive and QEII. Easy access to public transit. Private main floor entry way. See DB/CG/RB.	Darcie Bouteiller Ryan Brown Chad Griffiths	Property Brochure Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	99 Street Building 9845 - 41 Avenue Edmonton, AB T6E 0A2 Canada	Main 9841	4,520	\$11.00	\$9.23	Office/showroom with 4 overhead doors. Fenced yard area. Full height front windows provides exciting showroom office possibilities. Office possibilities. Ready for tenant's choice of finishings. New high output LED lighting throughout. Trench sumps. Signage visibility to 99 Street. Close proximity to the Whitemud Freeway, 34 Avenue, Gateway Boulevard and Calgary Trail. See CS/KM.	Chad Snow Kari Martin	NEW Lease Brochure
	99th Street Building 5210 - 99 Street Edmonton, AB T6E 3N7 Canada	5220	4,001	\$11.50	\$5.86	11,021 sq.ft.± with potential to demise to 4001 sq.ft.± and 7020 sq.ft.±. Warehouse / Showroom / Office with direct exposure to 99th Street. Semi Dock and Grade Loading Overhead Doors. Building undergoing exterior upgrades. Immediate access to 51 Avenue, Calgary Trail and Whitemud Freeway. See KC.	Karen Chayka	Lease Brochure
		5210	7,020	\$11.50	\$5.86	11,021 sq.ft.± with potential to demise to 4001 sq.ft.± and 7020 sq.ft.±. Warehouse / Showroom / Office with direct exposure to 99th Street. Semi Dock and Grade Loading Overhead Doors. Building undergoing exterior upgrades. Immediate access to 51 Avenue, Calgary Trail and Whitemud Freeway. See KC.		Lease Brochure
		5210-5220	11,021	\$11.50	\$5.86	11,021 sq.ft.± with potential to demise to 4001 sq.ft.± and 7020 sq.ft.±. Warehouse / Showroom / Office with direct exposure to 99th Street. Semi Dock and Grade Loading Overhead Doors. Building undergoing exterior upgrades. Immediate access to 51 Avenue, Calgary Trail and Whitemud Freeway. See KC.		Lease Brochure
	Amador Building 17505 - 107 Avenue Edmonton, AB Canada	2 201	5,707	\$15.00	\$9.42	5,707 sq.ft.± improved with thirteen (13) private offices, boardroom, open work area, reception area, server room and kitchenette. Excellent location with exposure to 107 Avenue. Easy access to 170 Street, 178 Street, Stony Plain Road, Yellowhead Trail, and Anthony Henday Drive. Walking distance to public transit services. Fibre optics service. Air conditioned. 19 parking stalls. Building signage available. See KEV.	Kevin Mockford	NEW Lease Brochure
	BELWOOD BUILDING 4804 - 87 Street Edmonton, AB T6E 5W3 Canada	270, 4812	1,597	MARKET	\$10.00	From 977 sq.ft. up to 4,189 sq.ft. office. Central south Edmonton location, just off of Whitemud Freeway. Corner units available. Main and second floor units available. See KS.	Kim Sarnecki	Lease Brochure
		130	1,891	MARKET	\$10.00	From 977 sq.ft. up to 4,189 sq.ft. office. Central south Edmonton location, just off of Whitemud Freeway. Corner units available. Main and second floor units available. See KS.		Lease Brochure
		111, 4808	2,299	MARKET	\$10.00	From 977 sq.ft. up to 4,189 sq.ft. office. Central south Edmonton location, just off of Whitemud Freeway. Corner units available. Main and second floor units available. See KS.		Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office




Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	BELWOOD BUILDING 4804 - 87 Street Edmonton, AB T6E 5W3 Canada	150A	2,414	MARKET	\$10.00	From 977 sq.ft. up to 4,189 sq.ft. office. Central south Edmonton location, just off of Whitemud Freeway. Corner units available. Main and second floor units available. See KS.	Kim Sarnecki	Lease Brochure
	Bridgewater Business Park 6904 Roper Road Edmonton, AB T6B 3H9 Canada	Main	2,100	\$12.00	\$7.64	2,100 sq.ft.± fully developed, main floor end cap space available currently demised into 6 offices, kitchen, reception and open area. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Building signage available over main door entrance. Large windows. 109 parking stalls on site. See JL.	Julie Lam	Lease Brochure
		6924	4,200	\$12.00	\$5.64	Net rental rates starting at \$12.00/sq.ft./annum. 4,200 sq.ft. fully developed office space. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. See JL.		Lease Brochure
		6920	4,200	\$12.00	\$5.64	Net rental rates starting at \$12.00/sq.ft./annum. 4,200 sq.ft. fully developed office space. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. See JL.		Lease Brochure
		6920/24	8,400	\$12.00	\$5.64	Net rental rates starting at \$12.00/sq.ft./annum. 4,200 sq.ft. fully developed office space. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. See JL.		Lease Brochure
	Calgary Trail Exposure 6811 - 104 Street Edmonton, AB T6H 2L5 Canada	2nd 6817	1,200	\$12.00	\$6.95	1,000, 2,662, 4,324 or 5,324 sq.ft.± main floor option available. 1,200 sq.ft.± unit available on the second floor. The building can accommodate a variety of retail, office or industrial uses. Direct exposure to Calgary Trail. Small fenced yard for storage behind bays. See RB/CG/DB.	Ryan Brown Chad Griffiths NEW Darcie Bouteiller	Property Brochure Lease Brochure
		Main 6817	5,324	\$10.00	\$6.95	1,000, 2,662, 4,324 or 5,324 sq.ft.± main floor option available. 1,200 sq.ft.± unit available on the second floor. The building can accommodate a variety of retail, office or industrial uses. Direct exposure to Calgary Trail. Small fenced yard for storage behind bays. See RB/CG/DB.	NEW	Lease Brochure
Additional Space Types: Industrial Retail								
	Cannon Centre 11228 - 163 Street Edmonton, AB T5M 1Y6 Canada	2nd 11232	1,738	\$9.75	\$4.52	MLS Listing E1022663. 1,738 sq.ft.± second floor open office with two washrooms. Ideal for a training centre. The space has access to FOUR ROWS of front parking. See FG/KEV	Frank Gibson Kevin Mockford	Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure	
		Floor/Suite	Sq Ft						
	Capilano Industrial Centre 4630 - 91 Avenue Edmonton, AB T6B 2L1 Canada	2nd 4720A	1,655	\$12.00		Air conditioned walk up second floor office space. Professionally managed property. Easy access to public transportation. See CS/KM.	Chad Snow Kari Martin	Lease Brochure	
		2nd 4724	1,900	\$12.00		Air conditioned walk up second floor office space. Professionally managed property. Easy access to public transportation. See CS/KM.			
	Centre 87 4940 - 87 Street Edmonton, AB T6E 5W3 Canada	2nd 270	611	\$10.00	\$7.00	Functional office space currently comprised of two large offices and an open work area. Shows great. See CS/KM.	Chad Snow	Lease Brochure	
		2nd 200,8711	2,160	\$8.00	\$7.00	Functional build out including multiple offices and an open work area. See CS.			
	Centre Plaza 176 Chippewa Road Sherwood Park, AB T8A 4G7 Canada	Additional Space Types: Retail		2,677	\$16.00	\$7.99	Single storey retail strip centre suitable for office, retail or service uses. Over 80 parking stall on-site with two rows of parking in front. One block south of Baseline Road, the main retail corridor of Sherwood Park, which extends into downtown Edmonton. Professionally managed property. See CS.	Chad Snow	Lease Brochure
	Commerce Court Building 9804 - 47 Avenue Edmonton, AB T6E 5P3 Canada	2nd 3, 9816	700	MARKET		Air conditioned. Rents are gross plus utilities (gas, water and electricity). Building has double row parking. Property taxes, building insurance, common area and property management fees are included. Office/warehouse also available in the building from 2,400 sq.ft. to 9,600 sq.ft. See KS.	Kim Sarnecki	Lease Brochure	
		2nd 4, 9840	1,400	\$15.43		1,400 sq.ft. (ability to demise to 700 sq.ft.). Air conditioned. Rents are gross plus utilities (gas, water and electricity). Building has double row parking. Property taxes, building insurance, common area and property management fees are included. Office/warehouse also available in the building from 2,400 sq.ft. to 9,600 sq.ft. One block east of 99th Street at 47th Avenue. Just a few blocks from Whitemud Freeway, Gateway Boulevard and Calgary Trail. See KS.			
	Eastgate Business Centre 9324 - 49 Street Edmonton, AB T6B 2L7 Canada	2nd 211, 9332	905	\$7.50	\$9.03	PENDING. 905 rentable sq.ft.± demised into 3 offices and open work area. Second floor office space available immediately. Walk up. Air conditioned. Common area washrooms. Immediate access to Sherwood Park Freeway, Whitemud Freeway via. 50th Street. See KC.	Karen Chayka	Lease Brochure	

NAI Commercial Current Lease Listings

January 2018



Office



Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Edmonton Sun Building 4990 - 92 Ave Edmonton, AB T6B2V4 Canada	3rd 350	23,579	MARKET	\$11.15	23,579 sq.ft.± available for SUBLEASE. Direct exposure to 50 Street. Opportunity for highly visible building signage. Professionally built offices. Elevator. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
		Additional Space Types: Sublease						
	Elm Business Park 9420 - 51 Avenue (Master Sheet) Edmonton, AB T6E 5A6 Canada	9464/66	5,281	\$8.00		FOR SUBLEASE. Fully developed office space floors with warehouse and overhead door. Modern finishes throughout. Corner unit. Large wrap-around windows. Building signage available over main door entrance. See JL/MP.	Julie Lam Michael Parsons	Lease Brochure
		Additional Space Types: Sublease						
	Fort Road Centre 13411 Fort Road Edmonton, AB T5A 1C6 Canada	2nd	1,500	\$12.00	\$8.00	This property features options from 1,500 sq.ft. up to 5,884 sq.ft. of professionally finished office area that can provide windows on up to three sides. Elevator serviced building. Recently underwent multiple interior upgrades and property renovations, including common areas and washrooms. See CS.	Chad Snow	Lease Brochure
		2nd	5,884	\$12.00	\$8.00	This property features options from 1,500 sq.ft. up to 5,884 sq.ft. of professionally finished office area that can provide windows on up to three sides. Elevator serviced building. Recently underwent multiple interior upgrades and property renovations, including common areas and washrooms. See CS.		Lease Brochure
	Hewes Professional Centre 2551 Hewes Way Edmonton, AB Canada	2nd	1,800	\$19.00	\$13.80	1,800 - 8,800 sq.ft.± of Class A demisable professional or medical office space. Fixtured with 12 exam rooms, 2 procedure/surgery rooms, 6 offices, laboratory, meeting and lunch room. 14 assigned parking stalls available. Located across from Mill Woods Town Centre and the Transit Centre, with the future LRT route nearby and close proximity to the Grey Nuns Hospital. Net Rental Rate: \$19.00 - \$26.00 sq.ft./annum. See GM.	Hennadiy (Ghena) Menyaylov	Lease Brochure
		2nd	4,400	\$19.00	\$13.80	1,800 - 8,800 sq.ft.± of Class A demisable professional or medical office space. Fixtured with 12 exam rooms, 2 procedure/surgery rooms, 6 offices, laboratory, meeting and lunch room. 14 assigned parking stalls available. Located across from Mill Woods Town Centre and the Transit Centre, with the future LRT route nearby and close proximity to the Grey Nuns Hospital. Net Rental Rate: \$19.00 - \$26.00 sq.ft./annum. See GM.		Lease Brochure
		2nd 201 & 202	8,800	\$19.00	\$13.80	1,800 - 8,800 sq.ft.± of Class A demisable professional or medical office space. Fixtured with 12 exam rooms, 2 procedure/surgery rooms, 6 offices, laboratory, meeting and lunch room. 14 assigned parking stalls available. Located across from Mill Woods Town Centre and the Transit Centre, with the future LRT route nearby and close proximity to the Grey Nuns Hospital. Net Rental Rate: \$19.00 - \$26.00 sq.ft./annum. See GM.		Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office




Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure	
		Floor/Suite	Sq Ft						
	High Park Corner 14903 - 111 Avenue Edmonton, AB T5M 2P6 Canada	3rd 315	1,103	\$12.00	\$14.75	A recently renovated three storey office building, featuring underground and surface parking, on a highly visible site. Building signage potential. Professionally managed building. See CS.	Chad Snow	Lease Brochure	
		2nd 202	2,025	\$12.00	\$14.75	2,025 sq.ft. available. Recently renovated three storey office building, featuring underground and surface parking, on a highly visible site. Building signage potential. Professionally managed building. See CS.			Lease Brochure
		Main 14905	2,479	\$12.00	\$12.00	A recently renovated three storey office building, featuring underground and surface parking, on a highly visible site. High Park Corner is located in Northwest Edmonton, five minutes from downtown, at a busy intersection of 149 Street and 111 Avenue. Building signage potential. Professionally managed building. See CS/KM.			Lease Brochure
		Main 14907	2,816	\$12.00	\$12.00	A recently renovated three storey office building, featuring underground and surface parking, on a highly visible site. High Park Corner is located in Northwest Edmonton, five minutes from downtown, at a busy intersection of 149 Street and 111 Avenue. Building signage potential. Professionally managed building. See CS.			Lease Brochure
		3rd 300	3,791	\$12.00	\$14.75	Corner office suites with windows on three sides. A recently renovated three storey office building, featuring underground and surface parking on a highly visible site. See CS.			Lease Brochure
		3rd 300/315	4,907	\$12.00	\$14.75	End cap office suite, located off elevation landing. Heated underground parking. Wrapping windows on 3 sides. Can be demised. See CS.			Lease Brochure
		Main 14905/07	5,295	\$12.00	\$12.00	Main floor office space available immediately. Approximately 15 offices, reception, two meeting rooms, storage, lunchroom, server room and washrooms. Surface and underground parking available at market rates. See CS.			Lease Brochure
	Hygaard Building 208 to 280 Sioux Road Sherwood Park, AB Canada	240	6,280	\$12.00	\$4.18	6,280 sq.ft.± improved with main floor office/reception area. 8' x 10' dock level door. Sprinkered. 24' clear height. Convenient access to Anthony Henday Drive, Yellowhead Trail and HWY 21. See KEV/FG.	Kevin Mockford Frank Gibson NEW	Lease Brochure	

NAI Commercial Current Lease Listings

January 2018



Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Imperial Square II 10440 - 170 Street Edmonton, AB T5S 1M4 Canada	10455	6,298	\$10.00	\$5.86	6,298 sq.ft. demising options available. Class A improvements, floor to ceiling windows, double man entry doors to warehouse storage. Ample energized parking. No monthly parking fees. Professional appeal. Air conditioning. Close to the Anthony Henday, Whitemud Freeway and the Yellowhead Trail. See CS.	Chad Snow	Lease Brochure
		10440	12,300	\$10.00	\$5.86			
	Kingsway Court 11710 Kingsway NW Edmonton, AB T5G 0X5 Canada	Main 11710	2,500	\$9.50	\$12.00	MLSE1024279 FULL FEES TO OUTSIDE BROKERS. 2,500 sq.ft.± main and second floor office space. Professionally renovated space incorporating open design with private office space. Main floor demised into 4 offices, 3 workspace areas, boardroom, reception, kitchenette, and copy room. Server room with dedicated AC and fibre optics available. High visibility from Kingsway Ave 35,700 vehicles per day (City of Edmonton 2014 - Traffic Count). See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure
	Klondike Centre 11050 - 156 Street Edmonton, AB T5P 4M8 Canada	2nd 201	1,525	\$8.00	\$11.50	Parking ratio of 3.6 stalls per 1,000 sq.ft. usable area. Conveniently located in a mix of commercial and residential areas. Second floor walkup office space on a visible corner intersection with exposure to 111 Avenue. Multiple exterior and common area upgrades underway. Ample surface parking. Potential for pylon signage. Professionally managed building. See CS.	Chad Snow	Lease Brochure
		2nd 206	2,828	\$8.00	\$11.50			
		208	3,864	\$8.00	\$11.50			
		2nd 200	3,967	\$8.00	\$11.50			

NAI Commercial Current Lease Listings

January 2018



Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Klondike Centre 11050 - 156 Street Edmonton, AB T5P 4M8 Canada	11082 Additional Space Types: Retail	5,463	\$8.00	\$10.25	PENDING. Parking ratio of 3.6 stalls per 1,000 sq.ft. usable area. Conveniently located in a mix of commercial and residential areas. 1,855 or 5,463 sq.ft. of main floor office/retail space on a visible corner intersection with exposure to 111 Avenue. Multiple exterior and common area upgrades underway. Ample surface parking. Potential for pylon signage. Professionally managed building. See CS.	Chad Snow	Lease Brochure
	Leduc Towne Centre 4916 - 50 Avenue Leduc, AB T9E 6X1 Canada	Main Bay 24 Additional Space Types: Retail	556	\$18.00	\$10.00	556 sq.ft. wide open showroom/retail space with a small storage area at the back. Located at the intersection of 50 St & 50 Ave. Shared property with RBC and Petro Canada. Pylon signage available. See CS.	Chad Snow	Lease Brochure
		Bay 30 Additional Space Types: Retail	1,137	\$18.00	\$10.00	Fully developed office bay available immediately. Approximately 4 offices and reception area. Located at the intersection of 50 St & 50 Ave. Shared property with RBC and Petro Canada. Pylon signage available. See CS.		
		Main Bay 40 Additional Space Types: Retail	1,180	\$18.00	\$10.00	Retail space located at the junction of the City's two primary commercial arteries at the intersection of 50 Street and 50 Avenue. Shared property with Royal Bank and a Petro gas station. Pylon signage available at market rates. See CS.		
	Midwest Building 12100 - 163 Street Edmonton, AB T5V 1H4 Canada	12106 A & B Additional Space Types: Industrial	9,482	\$8.00	\$4.00	8,449 sq.ft.± currently demised as reception area, boardroom, six offices, open work areas, four washrooms and balance is warehouse serviced with two 14' overhead doors at grade and two sumps. Over 1 acre (47,491 sq.ft.±) land, fenced and secured. Additional 1,033 sq.ft.± of second floor office available directly above at an additional low economical lease rate. Midwest Building is conveniently located on 163 Street just north of 118th Avenue, with quick access to 170th Street, 156th Street, Yellowhead Trail and Anthony Henday Drive. See KC.	Karen Chayka	Lease Brochure
	Nerval on 118th Avenue 16504 - 118 Avenue Edmonton, AB T5V 1C8 Canada	2nd See Brochure	1,098	\$16.00	\$11.00	New development with immediate occupancy. Located in Edmonton's west end on the main artery of 118th Avenue with immediate access to 170th Street, 178th Street, Yellowhead Freeway, and Anthony Henday Freeway. Two storey office/retail building with elevator and second floor common area washrooms. Unit size range from 91,098 sq.ft. and up. Building is sprinklered. Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing building exterior/landscaping. Includes one HVAC per unit. Pylon signage available. See KC. Area available: 1,098 sq.ft. - 13,338 sq.ft. Operating costs 2017 estimate in range of \$9.00-\$11.00/sq.ft.	Karen Chayka	Property Brochure Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Nerval on 118th Avenue 16504 - 118 Avenue Edmonton, AB T5V 1C8 Canada	Main See Brochure Additional Space Types: Retail	1,259	\$20.00	\$11.00	New development with immediate occupancy. Located in Edmonton's west end on the main artery of 118th Avenue with immediate access to 170th Street, 178th Street, Yellowhead Freeway, and Anthony Henday Freeway. Two storey office/retail building with elevator and second floor common area washrooms. Unit size range from 1,259 sq.ft. and up. Building is sprinklered. Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing building exterior/landscaping. Includes one HVAC per unit. Pylon signage available. See KC. Area available: 1,259 sq.ft. - 21,710 sq.ft. Operating costs 2017 estimate in range of \$9.00-\$11.00/sq.ft.	Karen Chayka	Lease Brochure
	Northlands Centre 12904 & 12928 - 50 Street Edmonton, AB T5A 4L2 Canada	2nd Floor #208, 12904	624	\$8.00	\$11.00	624 sq.ft. second floor office. Elevator. CB2 zoning. Developed with reception and private office. See KS.	Kim Sarnecki	Lease Brochure
		2nd Floor #203, 12928	1,226	\$8.00	\$11.50	1,226 sq.ft. second floor office. Fully air conditioned. Service elevator. Windows along the north side. CB2 zoning. Surface parking stalls included at no extra charge. See KS.		Lease Brochure
	Office/Retail 10838 - 124 Street Edmonton, AB T5M 0H3 Canada	Main 10838 Additional Space Types: Retail	2,500	\$25.00		2,500 sq.ft.± office/retail space. Fronts 124 Street with easy access to 107 Avenue, Stony Plain Road and downtown. Exposure to 13,000 vehicles/day (2013 City of Edmonton Traffic Flow Map). See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Office/Retail Bldg & Parking Lot 10508 - 107 Avenue Edmonton, AB T5H 0W2 Canada	2 2nd Floor	1,917	\$9.00	\$6.73	Prime exposure along 107 Avenue. 1,917 sq.ft.± 2nd floor office space and 4,546 sq.ft.± 3rd floor office space available. Close proximity to the downtown core. Along new LRT line - 2 block from nearest stop. Surface parking. See TD.	Travis Dochuk	Property Brochure Lease Brochure
		3 3rd Floor	4,546	\$9.00	\$6.73	Prime exposure along 107 Avenue. 1,917 sq.ft.± 2nd floor office space and 4,546 sq.ft.± 3rd floor office space available. Close proximity to the downtown core. Along new LRT line - 2 block from nearest stop. Surface parking. See TD.		Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office




Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Office/Warehouse 17704 - 118 Avenue Edmonton, AB T5S 2W3 Canada		5,000	\$12.00	\$4.90	5,000 sq.ft.± office/warehouse. 3 offices with opportunity for additional build-out. Boardroom. Server room/fibre optics. 22' clear height 200 amp, 600 volt, 3 phase, 4 wire (TBC by Tenant). 12' x 12' grade level door. Private fenced/gated yard. Facing 118 Avenue with easy access to 170 Street, 178 Street, 184 Street, Yellowhead Trail, and Anthony Henday Drive. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Ortlieb Block 10336 - 82 Avenue Edmonton, AB T6E1Z8 Canada	2nd	1,458	\$27.00	\$15.67	Brand new development in the heart of Whyte Avenue. Ideal for a variety of retail, medical and office users. Elevator in building. Ready for Tenant Improvements. Flexible size options available from 1,458 sq.ft. up to 5,080 sq.ft. Neighbouring retailers include: Starbucks, Hudsons Canadian Tap House, Subway and Dairy Queen. See CG/RB/DB.	Darcie Bouteiller Chad Griffiths Ryan Brown	Lease Brochure
		2nd	2,917	\$27.00	\$15.67			
	Oxford Building 11612 - 170 Street Edmonton, AB T5S 1J7 Canada	2nd 201	2,433	\$14.00	\$3.47	2,433 sq.ft.± improved with four (4) private offices, storage room, open work area/reception, lunch area with sink and cabinets, one (1) in suite washroom and two (2) common washrooms. Corner unit with windows on two sides. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Plaza 104 9835 - 104 Street Fort Saskatchewan, AB T8L 2E5 Canada	2nd 203	690	\$8.00	\$10.00	PENDING. This property features a mix of street level retail and second floor office space, with Servus Credit Union as the anchor tenant. Located at the corner of 104 Street and 99 Avenue, a primary thoroughfare in the City of Fort Saskatchewan, approximately 15 minutes northeast of Edmonton. MU-D (Mixed Use - Downtown) zoning allows for a wide variety of retail, service and mixed use developments in the southwest corner of the downtown. 44 on-site parking stalls and ample off-street parking. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
		Main 9825	1,304	\$15.00	\$6.50			

NAI Commercial Current Lease Listings

January 2018



Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Poplar Business Centre 8703 - 50 Street Edmonton, AB T6B-1E7 Canada	8711A - 50 St 205	2,090	\$14.50		2,090 rentable sq.ft. Currently full and open with T-bar ceiling and carpeted flooring. Suite is air conditioned. Recent building improvements: Common area washrooms will have new wall tiles, new sinks and counter tops and new LED lighting. Exterior building has new metal cladding and resurfaced parking lot. See KC.	Karen Chayka	Lease Brochure
	Roper Sublease 7203C Roper Road Edmonton, AB T6B 3J4 Canada	2nd 7221 Additional Space Types: Sublease	3,000	\$14.00		3,000 sq.ft.± available for SUBLEASE. Developed second floor office space and/or lab space available for sublease. Air conditioned with a modern design. Space is sprinklered and includes upgrades such as a vacuum collection system, multiple outlets for work stations/lab benches, plumbing and 4 separate independent climate controlled rooms. Short distance to 75 Street, 50 Street and the Whitemud Freeway. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
	Sector 17 Plaza 1752 34 Avenue NW Edmonton, AB T6T1B1 Canada	2nd 202B	561	\$20.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.	Hennadiy (Ghena) Menyaylov	NEW Lease Brochure
		2nd 202A	561	\$20.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.	NEW Lease Brochure	
		2nd 204A	567	\$20.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.	NEW Lease Brochure	
		2nd 204B	567	\$20.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.	NEW Lease Brochure	
		2nd 206	1,044	\$20.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.	NEW Lease Brochure	

NAI Commercial Current Lease Listings

January 2018



Office

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
		Main 1770	1,330	\$30.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.	Hennadiy (Ghena) Menyaylov	NEW Lease Brochure
		Additional Space Types: Retail						
		2nd 207	2,399	\$20.00	\$12.00	Brand new 2-storey retail/office space available immediately. Main floor retail 1,330 sq.ft.± available. Second floor offices from 561 sq.ft.± - 2,399 sq.ft.±. Located on 17 Street and 34 Avenue next to newly developed, high-density residential area. Elevator. Current diversified tenants: Liquor store, dentist, doctor/pharmacy, day-care, salon, restaurant and pizza. Scramble parking. See GM.	Hennadiy (Ghena) Menyaylov	NEW Lease Brochure
	Square on 23rd 9120 - 23 Avenue Edmonton, AB T6N 1H9 Canada	2 203, 9148	1,283	\$23.50	\$12.04	Second floor nicely finished medical / office space. Offices are soundproofed. Over 180 parking stalls on-site plus street parking. Variety of office, retail and medical uses in the building. Elevator in building. Pylon signage available. Close proximity to South Edmonton Common and Anthony Henday Drive. See DB/CG/RB.	Chad Griffiths Ryan Brown Darcie Bouteiller	Lease Brochure
	Summerside Business Centre 1221 - 91 Street SW Edmonton, AB T6X 1E9 Canada	1237 Additional Space Types: Retail	1,487	MARKET	\$12.50	1,487 sq.ft. office/retail available. Newer development - built in 2008. Main floor corner unit with 3 offices, reception area and open area. Windows on three sides providing an abundance of natural light. Located south of Ellerslie Road on 91 Street. Heated underground parking available. 24 hour security cameras. Pylon signage available. Current tenants/uses include: physiotherapy, chiropractor, government offices and media studio. See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
	Summit Centre 7441 Roper Road Edmonton, AB T6B 3K9 Canada	7423 Additional Space Types: Retail	4,022	\$24.00	\$14.00	Exposed corner end cap. High ceiling, open showroom. Eight rows of common parking. Prominent signage opportunity and pylon sign facing major intersection. Potential patio opportunity or outdoor play space. IB zoning. Open and bright corner unit with direct exposure to the major intersection of 75th Street and Roper Road. This high ceiling, open showroom could be used by a variety of users from retail, office, banking, daycare and many more. See CS/KM.	Chad Snow	NEW Lease Brochure
	The Guardian Building 10240 - 124 Street Edmonton, AB T5N 3W6 Canada	2nd 209	443	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.	Kevin Mockford Chad Griffiths Ryan Brown	Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office




Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
		2nd 210	673	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.	Kevin Mockford Chad Griffiths Ryan Brown	Lease Brochure
		2nd 211	686	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.		Lease Brochure
		2nd 212	756	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.		Lease Brochure
		3rd 333	890	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.		Lease Brochure
		3rd 305	1,065	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.		Lease Brochure
		5th 507	1,145	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.		Lease Brochure
		2nd 208	1,151	\$16.00	\$14.10	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.		Lease Brochure
		3rd 304	2,439	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.		Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office


Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
		5th 508	2,708	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.	Kevin Mockford Chad Griffiths Ryan Brown	Lease Brochure
		4th 400	7,802	\$16.00	\$15.00	Office space from 438 sq.ft.± to 9,202 sq.ft.±. Excellent location with exposure to 10,300 vehicles per day along 124 Street. Convenient access to downtown Edmonton and Stony Plain Road. Heated underground parking. Professionally managed. Building has undergone recent renovations to lobby and washrooms. See KEV,CG,RB,DB,FG.		Lease Brochure
	Tipton Block 10355 - 82 Avenue Edmonton, AB T6E 1Z9 Canada	3rd 10355	2,138	\$12.00	\$12.39	Full renovation complete to all washrooms and common areas. 2,138 sq.ft. 3rd floor office space. Historic building prominently located in the heart of Whyte Ave. Space has large windows facing Whyte Ave with five offices total, and front reception. Building recently underwent upgraded façade as well as upgrades to HVAC and common areas. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure
	Totem Condominium 10604 - 172 Street (17214/16/18, 17304) Edmonton, AB T5S 1H8 Canada	17304	3,098	MARKET		Main floor 24' x 99.5' on 2,388 sq.ft.±; 2nd floor office 24' x 29.6' on 710.4 sq.ft.±; Total unit size: 3,098 sq.ft. up to 9,294 sq.ft.±. Total office area of each unit is 1,420 sq.ft. approx. (air conditioned). 5 parking stalls/unit. New roof (2015), sprinklered, 20'4" clear height ceiling. 12' x 12' grade overhead door. Three phase, minimum 100 amp power. See FG/KEV.	Kevin Mockford	Property Brochure Lease Brochure
		17214/16/18	9,294	MARKET		Up to 3 contiguous units each unit described as follows: Main floor 24' x 99.5' on 2,388 sq.ft.±; 2nd floor office 24' x 29.6' on 710.4 sq.ft.±; Total unit size: 3,098 sq.ft.± up to 9,294 sq.ft.±. Total office area of each unit is 1,420 sq.ft.± (air conditioned). 5 parking stalls/unit. New roof (2015), sprinklered, 20'4" clear height ceiling. 12' x 12' grade overhead door. Three phase, minimum 100 amp power (17414/16/18 have 200 amp/240 volt power). See FG/KEV.		Lease Brochure
	Troika Business Centre Unit 20, 41 Broadway Blvd Sherwood Park, AB T8H 2C1 Canada	2nd 20, Space 2	845	\$13.00	\$5.00	845 sq.ft. - 4,000 sq.ft.± of second floor retail/office space; 1,900 sq.ft.± main floor available for storage. Various demising options available to accommodate Tenant size. Pylon signage available. Convenient access to Anthony Henday and Yellowhead. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure
		2nd 20, Space 4	1,200	\$13.00	\$5.00	845 sq.ft. - 4,000 sq.ft.± of second floor retail/office space; 1,900 sq.ft.± main floor available for storage. Various demising options available to accommodate Tenant size. Pylon signage available. Convenient access to Anthony Henday and Yellowhead. See RB/CG/DB.		Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
		2nd 20, Space 3	1,495	\$13.00	\$5.00	845 sq.ft. - 4,000 sq.ft.± of second floor retail/office space; 1,900 sq.ft.± main floor available for storage. Various demising options available to accommodate Tenant size. Pylon signage available. Convenient access to Anthony Henday and Yellowhead. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure
		Additional Space Types: Retail						
	United Health Centres 7609 - 109 Street Unit 203 Edmonton, AB T6G 1C3 Canada	201	1,158	MARKET	\$13.00	Various sizes available from 1,158-2,393 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Property Brochure Lease Brochure
		105	1,338	MARKET	\$13.00	Various sizes available from 1,158 - 2,393 sq.ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.		Lease Brochure
		205	1,431	MARKET	\$13.00	Various sizes available from 1,158-2,393 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.		Lease Brochure
		200	1,730	MARKET	\$13.00	Various sizes available from 1,158-2,393 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.		Lease Brochure
		203	2,393	MARKET	\$13.00	Various sizes available from 1,158-2,393 sq. ft. office/medical condo units available. Close proximity to Whyte Avenue and Downtown. Strategically located near the UofA hospital. 4 levels of underground parking with additional parking secured in the lot East of the property plus on street parking. Fob secured building serviced by two independent Otis elevators. Now accepting professional uses. See RB/CG/DB.		Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	West Two Parsons 3261 Parsons Road Edmonton, AB T6N 1B4 Canada	2nd 3269	676	\$15.00		Unit 3269 - 2 offices & open area. Excellent small developed offices fronting Parsons Road (99 Street). Fully air conditioned. Windows overlooking Parsons Road. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
		2nd 3275/77	1,362	\$15.00		Unit 3275/77 - Double unit, fully renovated, new washrooms, carpet and paint. Excellent small developed offices fronting Parsons Road (99 Street). Fully air conditioned. Windows overlooking Parsons Road. See CS/KM.		
	Western Law Building 9440 - 49 Street Edmonton, AB T6B 2M9 Canada	Second 203	1,735	\$10.00	\$9.15	Available immediately. Economic and functional office space includes five (5) offices, kitchenette, reception area with open work space. Well maintained professional building located in Capilano area within east Edmonton corridor. Convenient access to the Yellowhead Highway and the Anthony Henday Freeway and 10 minutes to downtown. Close to retail amenities and public transportation. See VC.	Vince Caputo	Lease Brochure
	Windermere Plaza- Building 2 316 Windermere Road NW Edmonton, AB T6W 2Z8 Canada	2nd 205	855	\$28.00	\$13.36	MLS E4040215 Move-in ready professional/medical office space in the prestigious Windermere Plaza commercial buildings. Newly developed modern design in Edmonton's rapidly growing Windermere community. Two underground heated stalls available with ample parking on-site. Excellent access to Anthony Henday Drive and only minutes away from several retail amenities. Fibre optic ultra-high speed internet. Elevator service. Pylon signage available. See KM/MP/CS. View 3D Virtual Tour: https://my.matterport.com/show/?m=u2XETHKvRdD	Chad Snow Kari Martin Michael Parsons	Lease Brochure
	Yellowhead Centre 14220 Yellowhead Trail Edmonton, AB T5L 3C2 Canada	6	1,300	\$14.50	\$5.00	1,300 sq.ft.± available for lease (adjacent 1,625 sq.ft.± for a total of 2,925 sq.ft.±). Located on the north west corner of Yellowhead Trail and 142 Street. Exposure to excess of 70,000 vehicles per day (City of Edmonton 2014 Traffic Count). Anchored by McDonald's & Petro Canada. Short term leases available. See KS.	Kim Sarnecki	Lease Brochure
		7	1,625	\$14.50	\$5.00	1,625 sq.ft.± available for lease (adjacent 1,300 sq.ft.± available for a total of 2,925 sq.ft.±). Located on the north west corner of Yellowhead Trail and 142 Street. Exposure to excess of 70,000 vehicles per day (City of Edmonton 2014 Traffic Count). Anchored by McDonald's & Petrol Canada. Short term leases available. See KS.		

NAI Commercial Current Lease Listings

January 2018



Retail





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	8721 - 156 Street NW Edmonton, AB T5R 1Y5 Canada	8721	2,992	\$16.00	\$5.50	PRICE REDUCED. 2,992 sq.ft. of main floor retail/office space available immediately for lease. Ample parking available (up to 20 stalls*). CSC zoning allows for wide range of retail or office uses. Unit equipped with drive thru window. See MP/CG/RB/DB.	Michael Parsons Chad Griffiths Ryan Brown	Lease Brochure
	Centre 118 15511 - 118 Avenue Edmonton, AB T5V 1C5 Canada	Unit 2	1,252	\$18.00	\$7.75	3 spaces from 1,252 sq.ft.± up to 7,264 sq.ft.±. Air conditioned. Building and pylon signage available. Anchor tenants include Mac's Convenience Store, CashMoney Cheque Cashing and Garside Liquor. Traffic count: 20,600 cars per day along 118 Ave, 25,600 cars per day along 156 Street (City of Edmonton 2013). See FG/KEV.	Frank Gibson Kevin Mockford	Lease Brochure
		Unit 4	2,450	\$18.00	\$7.75	3 spaces from 1,252 sq.ft.± up to 7,264 sq.ft.±. Air conditioned. Building and pylon signage available. Anchor tenants include Mac's Convenience Store, CashMoney Cheque Cashing and Garside Liquor. Traffic count: 20,600 cars per day along 118 Ave, 25,600 cars per day along 156 Street (City of Edmonton 2013). See FG/KEV.		Lease Brochure
		Unit 1	6,012	\$18.00	\$7.75	3 spaces from 1,252 sq.ft.± up to 7,264 sq.ft.±. Air conditioned. Building and pylon signage available. Anchor tenants include Mac's Convenience Store, CashMoney Cheque Cashing and Garside Liquor. Traffic count: 20,600 cars per day along 118 Ave, 25,600 cars per day along 156 Street (City of Edmonton 2013). See FG/KEV.		Lease Brochure
	Ellerslie Retail 1504 - 91 Street SW Edmonton, AB T6X 1M5 Canada	#4	1,468	\$25.00		Retail space fronting 91 Street SW. Signage available. Located in the rapidly growing area of Ellerslie. Convenient access to the Anthony Henday, Calgary Trail and Gateway Blvd and the 41st Avenue interchange to Highway 2. See CG/RB/DB.	Chad Griffiths Ryan Brown Darcie Boutellier	Lease Brochure
	Exposure Highway Retail 5610 - 48 Avenue Camrose, AB T4V 0K1 Canada		3,200	MARKET	\$6.50	Up to 9,524 sq.ft. of retail warehouse showroom. Fronting the main highway (Highway 13) in the heart of Camrose. Close to many amenities. Ample parking. Available immediately. Market rental rates. See CS.	Chad Snow	Lease Brochure
		Additional Space Types: Industrial	9,524	MARKET	\$6.50	Up to 9,524 sq.ft. of retail warehouse showroom. Fronting the main highway (Highway 13) in the heart of Camrose. Close to many amenities. Ample parking. Available immediately. Market rental rates. See CS.		Lease Brochure
		Additional Space Types: Industrial						

NAI Commercial Current Lease Listings

January 2018



Retail







Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	High Exposure Retail Showroom 17250 Stony Plain Road NW Edmonton, AB T5S 1K6 Canada		20,300	MARKET	\$3.79	Freestanding retail building with large showroom and warehouse component. Ideally located on the northwest corner of 170th Street and Stony Plain Road. Bright showroom with high ceilings; Floor to ceiling windows. 13,300 sq.ft. of underground parking. Excellent exposure to heavy traffic on 170th Street, Stony Plain Road and Mayfield Road. Perfect location for auto sales user, as well as many other uses (see permitted uses on page 3 of the property brochure). See MP. View 3D Virtual Tour: https://my.matterport.com/show/?m=2vjx84ZkqxD .	Michael Parsons	Lease Brochure
			33,600	MARKET	\$3.79	Freestanding retail building with large showroom and warehouse component. Ideally located on the northwest corner of 170th Street and Stony Plain Road. Bright showroom with high ceilings; Floor to ceiling windows. 13,300 sq.ft. of underground parking. Excellent exposure to heavy traffic on 170th Street, Stony Plain Road and Mayfield Road. Perfect location for auto sales user, as well as many other uses (see permitted uses on page 3 of the property brochure). See MP. View 3D Virtual Tour: https://my.matterport.com/show/?m=2vjx84ZkqxD .		Lease Brochure
	Mayfield Shopping Centre 15970 109 Avenue Edmonton, AB T5P 1B7 Canada	1	1,200	\$13.00	\$5.00	Total of seven (7) retail bays from 1,000 sq.ft.± to 2,500 sq.ft.± available. Recently renovated exterior. Located in the middle of the Mayfield community next to the Mayfield Community Centre and two schools. Quick access to 156 Street, Mayfield Road and 111 Avenue. Bus stop on the property. Small bays, former restaurant, medical and retail use. Options to combine existing bays. See GM.	Hennadiy (Ghena) Menyaylov	Lease Brochure
	Ortlieb Block 10336 - 82 Avenue Edmonton, AB T6E1Z8 Canada	Main	2,164	\$38.00	\$15.67	Brand new development in the heart of Whyte Avenue. Ideal for a variety of retail, medical and office users. Elevator in building. Ready for Tenant Improvements. Flexible size options available from 1,458 sq.ft. up to 5,080 sq.ft. Neighbouring retailers include: Starbucks, Hudsons Canadian Tap House, Subway and Dairy Queen. See CG/RB/DB.	Darcie Bouteiller Chad Griffiths Ryan Brown	Lease Brochure
	Plaza 55 5524 Calgary Trail NW Edmonton, AB T6H 4K1 Canada	5526	1,280	\$16.00	\$11.25	1,280 sq.ft.± available. Floor to ceiling windows. Fully air conditioned. Awning signage. Over two rows of parking. Pylon signage available. Suitable for retail or office uses. Located on Calgary Trail South, one of South Edmonton's best arterial routes. See CS.	Chad Snow	Lease Brochure

NAI Commercial Current Lease Listings

January 2018



Retail

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Riverpointe Plaza 9902 - 93 Street Fort Saskatchewan, AB T8L 4K8 Canada	Bay 2	1,855	\$17.00	\$8.00	This property is on a corner lot that features street level retail with visibility from Highway 16. See CS/KM.	Chad Snow Kari Martin	Lease Brochure
		Bay 7	2,603	\$20.00	\$9.00	Freestanding retail building available. Building has been upgraded with additional windows on three sides. Located on a fully lit corner intersection on a main thoroughfare. Key location in a multi-tenant retail plaza adjacent to residential areas. Prominent signage position as anchor tenant at market rates. See CS.		Lease Brochure
	SATA Building 8103 - 127 Avenue Edmonton, AB T5C 1R9 Canada	10	3,423	\$11.50	\$8.25	3,423 sq.ft.± with direct exposure to 82 Street. Fully developed retail space. Anchored by McDonald's. CB2 zoning. Available on 30 days notice. See JL/MP.	Julie Lam Michael Parsons	Property Brochure Lease Brochure
	Shoppes of Garneau 10706 - 82 Avenue Edmonton, AB T6E 6P4 Canada	Main 10706	1,115	\$32.00	\$14.50	Retail space on Whyte Ave available immediately. Excellent signage exposure. Ideal vehicle and foot traffic. Esthetically stunning brick building. See RB/CG/DB.	Ryan Brown Chad Griffiths Darcie Bouteiller	Lease Brochure
	Terra Losa Shopping Centre 170 Street & 95 Avenue (9530 - 170 Street) Edmonton, AB T5T 5R5 Canada	Additional Space Types: Sublease		5,000	\$28.00	Fully developed retail space for SUBLEASE. Modern finishes throughout. Large windows. Building signage available over main door entrance. Pylon signage on 170 Street available. See JL.	Julie Lam	Lease Brochure
	Whyte Ave Corner Retail Space 8137 - 104 Street Edmonton, AB T6E 4E4 Canada	Main 8137	1,327	\$48.00	\$11.00	High profile signage rights available. Exposure to 25,300 vehicles per day. Mixed-use historic building with main floor access to Whyte Avenue. Walking access to countless amenities including coffee shops, restaurants, boutique retail, fitness and entertainment. Basement space with separate entrance also available. Immediate availability. See VC.	Vince Caputo	NEW Lease Brochure
	Yellowhead Centre 14220 Yellowhead Trail Edmonton, AB T5L 3C2 Canada	6	1,300	\$14.50	\$5.00	1,300 sq.ft.± available for lease (adjacent 1,625 sq.ft.± for a total of 2,925 sq.ft.±). Located on the north west corner of Yellowhead Trail and 142 Street. Exposure to excess of 70,000 vehicles per day (City of Edmonton 2014 Traffic Count). Anchored by McDonald's & Petro Canada. Short term leases available. See KS.	Kim Sarnecki	Lease Brochure
		7	1,625	\$14.50	\$5.00	1,625 sq.ft.± available for lease (adjacent 1,300 sq.ft.± available for a total of 2,925 sq.ft.±). Located on the north west corner of Yellowhead Trail and 142 Street. Exposure to excess of 70,000 vehicles per day (City of Edmonton 2014 Traffic Count). Anchored by McDonald's & Petrol Canada. Short term leases available. See KS.		Lease Brochure