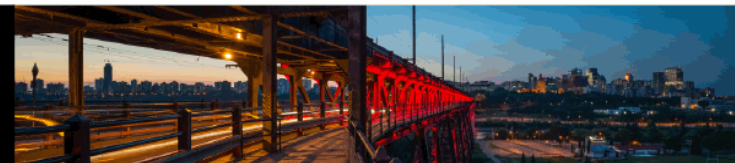







# NAI Commercial Current Lease Listings

July 2018



## Industrial






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	170th 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.	<a href="#">Julie Lam</a> <a href="#">Michael Parsons</a>	<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
	11140 - 149 Street Edmonton, AB T5M 2V6 Canada	14935	7,500	\$4,375/mo	\$2,325/mo	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.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Boutellier</a>	<a href="#">Lease Brochure</a>
	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. See KEV/KS.	<a href="#">Kevin Mockford</a> <a href="#">Kim Sarnecki</a>	<a href="#">Lease Brochure</a>
	14514 - 115A Avenue Edmonton, AB T5M 3C5 Canada	14520	4,800	\$9.50	\$3.75	4,800 sq.ft.±. Office/reception area. Warehouse includes vehicle paint booth. (1) 10' x 12' and (1) 12' x 12' overhead door. Fenced and secured yard area. Fibre optics to the building. Quick access to 149 Street, 142 Street, 118 Avenue, 111 Avenue and Yellowhead Trail. See KEV/FG.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>
		14516/18	9,600	\$10.50	\$3.75	4,800 sq.ft.± - 9,600 sq.ft.±. 5 offices, reception area, boardroom. One (1) 12' x 12' and two (2) 12' x 16' grade loading overhead doors. Fenced and secured yard area (0.75 acres±). Fibre optic service. Secured cold storage building. See KEV/FG.		<a href="#">Lease Brochure</a>
	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.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Boutellier</a>	<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 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.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
			65,710	\$6.00	\$3.28			
	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.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>
	45 Avenue Building 9343 - 45 Avenue Edmonton, AB T6E 6S1 Canada	9351/53 Additional Space Types: Sublease	5,520	\$7.50	\$4.74	5,520 sq.ft.± for sublease plus additional mezzanine (mezzanine free of net rent and operating costs). Shared fenced yard compound behind premises. Grade and dock loading. IM zoning (Medium Industrial). Located in the Papaschase Industrial neighbourhood. Sumps. See CS/KS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a> <a href="#">Kim Sarnecki</a>	<a href="#">Lease Brochure</a>
	4703 - 68 Avenue Edmonton, AB T6B 2N2 Canada	4624/28 Additional Space Types: Sublease	0	\$12.30		4,434 sq.ft.± to 8,867 sq.ft.± of office/warehouse space. Renovated space includes new carpet, ceiling tiles, fluorescent lighting and freshly painted walls. 6 parking stalls directly in front of entrance. Secured, fenced yard. Conveniently located off 50th Street and Roper Road, close to Whitemud Drive and Sherwood Park Freeway. See GM.	<a href="#">Hennadiy (Ghena) Menyaylov</a>	<a href="#">Lease Brochure</a>
	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.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Industrial





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	6708 - 75 Street NW Edmonton, AB T6E 6T9 Canada	6708	101,448	\$2.00	\$2.95	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, 450 volt 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 and transit station now under construction. See KPS/KC.	<a href="#">Ken Saunders</a> <a href="#">Karen Chayka</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	6841 76 Avenue Edmonton, AB T6B 0A9 Canada	6841	4,367	\$9.00		4,367 sq.ft.± to 12, 136 sq.ft.± available showroom, office and warehouse space. Quick access to Argyll Road, Sherwood Park Fwy and 75 Street. Grade loading. Ample parking on-site (+25 stalls). See CG/RB/DB.	<a href="#">Ryan Brown</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
	9750 - 45 Avenue Edmonton, AB T6E 5C5 Canada	9754	2,626	\$9.00	\$3.81	2,626 sq.ft.± bay plus rent free mezzanine of 650 sq.ft.± for a total of 3,276 sq.ft.±. 12' x 14' grade level door. 19' clear ceiling height. Sump. See KS.	<a href="#">Kim Sarnecki</a>	<a href="#">Lease Brochure</a>
		9762 & 9764	5,178	\$9.00	\$3.81	5,178 sq.ft.± main floor office/warehouse plus 1,300 sq.ft.± air-conditioned mezzanine. Total area 6,478 sq.ft.±. Dock and grade loading. 19' clear ceiling height. See KS.		<a href="#">Lease Brochure</a>
	Airport Hangar Westlock 59509 RR260 Westlock, AB Canada		7,400	\$7.50	\$350.00	7,400 sq.ft.± total space available. 6,400 sq.ft.± main floor (80' x 80'± with 22' ceiling clearance); 1,000 sq.ft.± improved with 4 offices, bathroom and kitchen area; 5,400 sq.ft.± open hangar floor. 1,000 sq.ft.± second floor mezzanine storage. 60' x 24' Diamond Door, fully automated (fits King Air) with 20' wide approach. 16' x 16' overhead grade level door. Building is fully insulated with metal cladding. Well lit T-8 lighting throughout shop. Forced air heating in the hangar bay and office. 200 amp service. See DA.	<a href="#">Daniel Amero</a>	<a href="#">Property Brochure</a> <b>NEW</b> <a href="#">Lease Brochure</a>
	Ark Warehouse 14410 - 118 Avenue Edmonton, AB T5L 2M5 Canada	14414	1,937	\$8.50	\$3.50	1,937 sq.ft.± improved with one (1) office, 12' x 12' overhead door and washroom. Sprinklered. Close proximity to 118 Avenue, 142 Street, 149 Street and Yellowhead Trail. See KEV/TD.	<a href="#">Kevin Mockford</a> <a href="#">Travis Dochuk</a>	<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Industrial







Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Bellamy 10303 - 174 Street Edmonton, AB T5S 1H1 Canada	10313	4,919	\$8.75	\$6.41	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.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	Belwood Building 8704 - 48 Avenue Edmonton, AB T6E 5W3 Canada	8708 & 8712	18,025	\$8.00	\$5.85	2,974 sq.ft.± up to 18,025 sq.ft.± available (*additional space may be made available). Situated just north of Whitemud Drive and south of 51 Avenue. Additional storage mezzanine. Sumps. Office Subtenant of approximately 900 sq.ft.±, may be interested in staying on. See KS.	<a href="#">Kim Sarnecki</a>	<a href="#">Lease Brochure</a>
	Bonaventure Industrial 14203 - 128A Avenue Edmonton, AB T5L 4P5 Canada	14207	3,200	\$9.25	\$4.15	3,200 sq.ft.± available. 2,560 sq.ft.± main floor improved with office(s), showroom/reception area and warehouse. 640 sq.ft.± mezzanine area. 12' x 14' overhead doors (dock and grade level). 30' 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.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">NEW</a> <a href="#">Lease Brochure</a>
		14215	3,200	\$9.25	\$4.15	3,200 sq.ft.± available. 2,560 sq.ft.± main floor improved with office(s), showroom/reception area and warehouse. 640 sq.ft.± mezzanine area. 12' x 14' overhead doors (dock and grade level). 30' 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.	<a href="#">NEW</a>	<a href="#">Lease Brochure</a>
		14211	3,200	\$9.25	\$4.15	3,200 sq.ft.± available. 2,560 sq.ft.± main floor improved with office(s), showroom/reception area and warehouse. 640 sq.ft.± mezzanine area. 12' x 14' overhead doors (dock and grade level). 30' 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.		<a href="#">Lease Brochure</a>
	Canenger Building 14204 - 128 Avenue 14208 Edmonton, AB T5L 3H5 Canada	14208	2,560	\$11.84	\$5.35	3,200 sq.ft.± bay available comprised of 2,560 sq.ft.± main floor (640 sq.ft.± of office) and 640 sq.ft.± second floor. Deep marshalling area. 12' x 14' overhead door dock loading. 30' x 85'4" bay. New roof (2016). Convenient access to St. Albert Trail, Yellowhead Trail, 149 Street and 156 Street. See KEV/FG.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
		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.		

# NAI Commercial Current Lease Listings

## July 2018



### Industrial

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Cannon Centre 16504 - 111 Avenue Edmonton, AB T5M 3V8 Canada	16516	6,000	\$9.50	\$5.29	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.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>
	Centre 99 6720 - 99 Street Edmonton, AB T6E 5B8 Canada	6792 Additional Space Types: Sublease	2,200	\$10.50	\$5.34	Rare small bay just off 99 Street. Comprised of three offices, reception/showroom, lunch area, washrooms and warehouse work or storage space. Brand new improvements from walls, flooring, ceiling, lighting and fixtures. Free pylon signage with exposure to 99 Street. Available June 1. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
	Delton Industrial Centre 8544 - 126 Avenue Edmonton, AB T5B 1G9 Canada	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.	<a href="#">Michael Parsons</a>	<a href="#">Lease Brochure</a>
	Dominion Industrial 12020 - 142 Street Edmonton, AB T5L 2G8 Canada		41,495	\$5.50		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.	<a href="#">Kevin Mockford</a> <a href="#">Frank Gibson</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	Eastgate Business Centre 9324 - 49 Street Edmonton, AB T6B 2L7 Canada	9366	3,270	\$7.50	\$4.28	3,270 sq.ft.± 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/sq.ft./annum! Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway. See KC.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>
	F-60 Industrial Building 11211 266 Street Acheson, AB T7X 6H6 Canada		10,680	\$15.00	\$3.50	High-efficiency precast concrete building. 1,680 sq.ft. of modern office build-out with customizable mezzanine. Industrial power (600 amp; 600 volt) and LED lighting. Multiple O/H doors with 2x drive-through loading capability or Wash bay. Two (2) 10-ton overhead crane capabilities. 28' clear ceiling height. Two (2) access points into fenced and graveled yard. Exposure and quick access via controlled intersection to HWY 60, HWY 16, HWY 16A, and Anthony Henday Drive. See VC.	<a href="#">Vince Caputo</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>








# NAI Commercial Current Lease Listings

## July 2018



### Industrial







Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Former Pro Body Parts 5719 - 97 Street Edmonton, AB T6E 0B4 Canada	5719	27,799	\$8.00		Freestanding industrial property on 1.4 acres for lease - 5,000 - 27,799 sq.ft. available. Fully developed showroom and office. Convenient access to major roadways including Whitemud Drive and 99th Street. Heavy power. See JL	<a href="#">Julie Lam</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	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.	<a href="#">Hennadiy (Ghena) Menyaylov</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	Greenbay Industrial Building 17530 - 105 Avenue Edmonton, AB T5S 1G4 Canada	Bldg B 17548	1,739	\$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. Available 2018/09/01. See CS/KM	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
		Bldg A 17522	1,739	\$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.		
		Bldg B 17532	1,739	\$10.00	\$6.50	1,739 sq. ft. space with a small office and warehouse serviced with a 10' x 12' overhead door. Available immediately. Operating costs include utilities (gas, power and water). See CS/KM.		
	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.	<a href="#">Kevin Mockford</a> <a href="#">Frank Gibson</a>	<a href="#">Lease Brochure</a>
	Industrial Office/Warehouse 12930 - 148 Street Edmonton, AB T5L 2H8 Canada	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.	<a href="#">Darcie Bouteiller</a> <a href="#">Michael Parsons</a> <a href="#">Ryan Brown</a>	<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Industrial



Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Integrity Land Professional Building 9940 - 99 Avenue Fort Saskatchewan, AB T8L 4G8 Canada	Main	875	\$9.00	\$9.75	Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland. Parking on all four sides of building. Pylon sign in parking lot. Roof top gardens and perimeter deck. Sprinklered. Computerized security throughout building with all doors having "FOB" access permissions. Fish pond and professional reception area in welcoming lobby. Fitness center fully equipped with steam room, showers, and locker room. Beautifully developed professional space. See RB/CG/DB.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	Jubilee Business Centre 6051B 47 Street Leduc, AB T9E 7A5 Canada	201-205	17,500	\$11.00	\$3.50	REDUCED RATE Starting at \$9.50/sq.ft. 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.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
	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 the capability to add drive through bays. High-efficiency building with low site coverage. Secured & gravelled yard with geo-textile grid and fabric underlay. 10-ton crane ready. Exposure to 65 Avenue and easy access to the QE2. IL Zoning. See VC/CG/RB/DB.	<a href="#">Vince Caputo</a> <a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	Leduc Business Park Freestanding Building Lot 43 3907 - 65A Avenue Lot 43 Leduc, AB T9E 0Z4 Canada		12,006	\$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. See VC/CG/RB/DB.	<a href="#">Vince Caputo</a> <a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	Manning Crossing Business Centre 5410 - 136 Avenue B2 Edmonton, AB T5A 0E4 Canada	B3, 5434	1,800	\$10.00	\$7.11	Newly developed unit optimal for a variety of commercial owner/users and tenants. Industrial Business (IB) zoning. High efficiency lighting and mechanical fixtures. Prime north east intersection with easy public access. Two piece washroom included with plumbing in warehouse. Immediate possession. See VC.	<a href="#">Vince Caputo</a> <b>NEW</b>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	MCINTYRE CENTRE 4904, 4934, 4804 - 89 Street Edmonton, AB T6E 5K1 Canada	Main 4954	1,962	\$10.50	\$5.96	1,962 sq.ft.± office with warehouse. Grade level loading door. Air-conditioned office area (excluding test/prep area). Parking along the front and side of building. Corner unit with windows on two sides. Additional mezzanine not included in square footage. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Mari Martin</a>	<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Industrial

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	McKenzie 17303 - 107 Avenue Edmonton, AB T5S 1E5 Canada	17317	3,333	\$9.50	\$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). Head lease available. See KEV/FG.	<a href="#">Kevin Mockford</a> <a href="#">Frank Gibson</a>	<a href="#">Lease Brochure</a>
	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. Six (6) units available immediately. Warehouse/office units left. Sprinklered. Includes heating/air conditioned units- one per unit. Pylon signage available. IB zoning. See KC.	<a href="#">Karen Chayka</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
		4958	1,991	\$14.00		Tilt up concrete and steel construction built in 2012. Six (6) units available immediately. Warehouse/office units left. Sprinklered. Includes heating/air conditioned units- one per unit. Pylon signage available. IB zoning. See KC.		<a href="#">Lease Brochure</a>
		4954	1,991	\$14.00		Tilt up concrete and steel construction built in 2012. Six (6) units available immediately. Warehouse/office units left. Sprinklered. Includes heating/air conditioned units- one per unit. Pylon signage available. IB zoning. See KC.		<a href="#">Lease Brochure</a>
		4942	2,024	\$14.00		Tilt up concrete and steel construction built in 2012. Six (6) units available immediately. Warehouse/office units left. Sprinklered. Includes heating/air conditioned units- one per unit. Pylon signage available. IB zoning. See KC.		<a href="#">Lease Brochure</a>
		4956	2,034	\$14.00		Tilt up concrete and steel construction built in 2012. Six (6) units available immediately. Warehouse/office units left. Sprinklered. Includes heating/air conditioned units- one per unit. Pylon signage available. IB zoning. See KC.		<a href="#">Lease Brochure</a>
		4946	2,110	\$17.06	\$6.73	2,110 sq.ft.± available space. New developed two storey unit with main floor warehouse and second floor office. Sprinklered building. Elevator access to second floor. High level of common area improvements with aesthetically pleasing exterior. Pylon signage to 50 Street and also Roper Road. Located at the intersection of 50 Street and Roper Road (a.k.a. 58 Avenue), with immediate access to Whitemud Freeway. 50 Street is a main artery running north/south and the property has direct exposure with over 37,400 vehicles per day (City of Edmonton, 2015). See KC.		<a href="#">Lease Brochure</a>
		4952	2,110	\$14.00		Tilt up concrete and steel construction built in 2012. Six (6) units available immediately. Warehouse/office units left. Sprinklered. Includes heating/air conditioned units- one per unit. Pylon signage available. IB zoning. See KC.		<a href="#">Lease Brochure</a>







# NAI Commercial Current Lease Listings

## July 2018



### Industrial



Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	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.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>
	Parsons South 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.	<a href="#">Kim Sarnecki</a>	<a href="#">Lease Brochure</a>
		#2,10020 &	5,320	\$9.00	\$4.50	5,320 sq.ft.±. Two grade level loading doors. One block west of Parsons Rd. See KS.		<a href="#">Lease Brochure</a>
	Power Centre 4903 - 99 Street Edmonton, AB T6E 4Y1 Canada	4907	2,400	\$10.00	\$5.99	2,400 sq.ft.±. Demised as 50% showroom/office and 50% warehouse serviced with one grade loading door - 10' high. Bonus storage mezzanine above showroom/office. Direct exposure to 99 Street. Immediate access to 51 Avenue, Calgary Trail or Whitemud Freeway. See KC.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>
	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.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a> <a href="#">Travis Dochuk</a>	<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 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	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.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a> <a href="#">Travis Dochuk</a>	<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
	Sheffield Industrial Condos 15712 - 112 Avenue Edmonton, AB T5M 2W1 Canada	15630	2,493	\$9.00		Newer industrial condos available for sale in Northwest Edmonton. Owner occupier and/or investment potential. Two (2) 2,493 sq.ft. bays (4,986 sq.ft.± contiguous space) available. Powered grade level overhead doors. Radiant heating. Two compartment sump in warehouse. Quick access to 156 Street, with exposure to 112 Avenue and minutes from Yellowhead Trail and Anthony Henday Drive. Interior improvements include male & female washrooms, mezzanine and office. See CG/RB/VC/DB.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <b>NEW</b> <a href="#">Vince Caputo</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Industrial




Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Sheffield Industrial Condos 15712 - 112 Avenue Edmonton, AB T5M 2W1 Canada	15632	2,493	\$9.00		Newer industrial condos available for sale in Northwest Edmonton. Owner occupier and/or investment potential. Two (2) 2,493 sq.ft. bays (4,986 sq.ft.± contiguous space) available. Powered grade level overhead doors. Radiant heating. Two compartment sump in warehouse. Quick access to 156 Street, with exposure to 112 Avenue and minutes from Yellowhead Trail and Anthony Henday Drive. Interior improvements include male & female washrooms, mezzanine and office. See CG/RB/VC/DB.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Vince Caputo</a> <a href="#">Darcie Bouteiller</a>	<b>NEW</b> <a href="#">Lease Brochure</a>
	Strathcona Distribution Centre 4115 - 101 Street NW Edmonton, AB T6E0A4 Canada	4115/43	17,402 - 44,994	MARKET	\$4.25	Up to 44,994 sq.ft.± available with demising options. Both dock and ramp to grade options. Well located with easy access to main distribution routes and rail links. Functional office space and shipping offices. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<b>NEW</b> <a href="#">Lease Brochure</a>
	Transwest Place 26229 Township Road 531A Acheson, AB T7X 5A4 Canada	124 & 124 MZ	3,591	\$8.00	\$4.49	3,591 sq.ft.± total rentable area demised into office and warehouse space. 2,779 sq.ft. main floor office/warehouse. 812 sq.ft.± mezzanine office. Strategically located immediately off Highway 60 between Highway 16 (Yellowhead Trail) and Highway 16A. Fenced yard space available. See CG/RB/DB.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
		108/112 & MZ	7,455	\$8.00	\$4.49	7,455 sq.ft.± total rentable area demised into office and warehouse space. 5,779 sq.ft. main floor office/warehouse. 1,676 sq.ft.± mezzanine office. Available September 1, 2018. Fenced yard space available. Strategically located immediately off Highway 60 between Highway 16 (Yellowhead Trail) and Highway 16A. See CG/RB/DB.		<a href="#">Lease Brochure</a>
		140-144	8,300	\$8.00	\$4.49	8,300 sq.ft.± total rentable area. 6,197 sq.ft.± main floor office/warehouse. 2,103 sq.ft.± mezzanine open area with washroom. Available July 1, 2018. Strategically located immediately off Highway 60 between Highway 16 (Yellowhead Trail) and Highway 16A. Fenced yard space available. See CG/RB/DB.		<a href="#">Lease Brochure</a>
	Troika Business Centre Unit 20, 41 Broadway Blvd Sherwood Park, AB T8H 2C1 Canada	Main STORAGE	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.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
	Westminster Business Park 9603 - 45 Avenue Building B & C Edmonton, AB T6E 5Z8 Canada	9655	2,579	\$9.50	\$6.37	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.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings


## July 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	9699	2,642	\$9.50	\$6.37	2,642sq.ft.± office/warehouse space available. Nicely appointed office build-out (777 sq.ft.±) demised into reception area, two offices, washroom & warehouse space. Two-stage compartment sump. Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street. Owned and managed by Dream Industrial Management Corp.		<a href="#">Lease Brochure</a>
						<a href="https://goo.gl/rg66P9">Virtual Tour: https://goo.gl/rg66P9</a>		
	Weststreet Building 10703 - 181 Street NW Edmonton, AB T5S 1N3 Canada	10705	1,112	\$8.75	\$7.50	1112 sq.ft. storage space available in the Weststreet Building on 107 Avenue. Close to the Anthony Henday, Whitemud Freeway and Yellowhead Trail. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
	Yellowhead West 11404 Winterburn Road NW Edmonton, AB Canada	11486	4,066	\$10.00	\$6.01	4,066 sq.ft.± of office/warehouse available. 2,779 sq.ft.± main floor (1,342 sq.ft.± office; 1,437 sq.ft.± warehouse) and/or 1,287 sq.ft.± second floor office space. One (1) grade level loading door. 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.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
		11470	6,073	\$8.00	\$6.01	6,073 sq.ft.± main floor area demised into 996 sq.ft.± of office and 5,077 sq.ft.± of warehouse. (2) 14' x 12' grade level loading doors. Located in the Winterburn Industrial Park. Quick access to Highway 16 and Anthony Henday Drive. Available July 1, 2018. Owned and managed by Dream Industrial Management Corp. See CG/RB/DB.		<a href="#">Lease Brochure</a>

### 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.	<a href="#">Hennadiy (Ghena) Menyaylov</a>	<a href="#">Lease Brochure</a>
							<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	

# NAI Commercial Current Lease Listings





## July 2018



### Land

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Acres					
	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.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>

### Office

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	"Small" Office/Warehouse 2403 Ellwood Drive SW Edmonton, AB T6X0J6 Canada	2447	2,000	\$16.00	\$7.73	2,000 sq.ft.± improved as 700 sq.ft.± main floor office/reception area with 1 private office, reception area and open work area; 400 sq.ft.± second floor area with 2 private offices and boardroom/open work space; 900 sq.ft.± warehouse area with a 12' x 16' overhead door, floor drain and radiant heating. See KEV.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a> <b>NEW</b>	<a href="#">Lease Brochure</a>
	11224 - 142 Street Edmonton, AB T5M 3P8 Canada	11307	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.	<a href="#">Kevin Mockford</a> <a href="#">Frank Gibson</a>	<a href="#">Lease Brochure</a>
		11308	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.		<a href="#">Lease Brochure</a>
	12143 - 67 Avenue NW Edmonton, AB T5B 1M6 Canada	2nd 12149	1,200	MARKET		PENDING. 1,200 sq.ft.± of second floor office space. Demised as open space, one office, and washroom. Parking in front of the building. Conveniently located just off 66 Street near Yellowhead Trail, Fort Road, Wayne Gretzky Drive, 118 Avenue and 50 Street. See GM/TD.	<a href="#">Hennadiy (Ghena) Menyaylov</a> <a href="#">Travis Dochuk</a>	<a href="#">Lease Brochure</a>
	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. Corner units available. See CG/RB/DB.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>









# NAI Commercial Current Lease Listings

## July 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 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. Corner units available. See CG/RB/DB.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>	
	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	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>	
	15826 - 111 Avenue Edmonton, AB T5M 2R8 Canada	Additional Space Types: Industrial		3,150	\$10.00	\$3.90	3,200 sq.ft.± office/showroom and warehouse space. Excellent exposure to 111 Avenue. Easy access to Mayfield Road, 156 Street, 170 Street, Stony Plain Road. Sump/Drain system. 12' x 12' grade level overhead door. See KEV.	<a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>
	17404 - 106A Ave Edmonton, AB T5S 1E6 Canada	17418	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 open 2nd floor space. 12'x12' grade loading overhead door. Quick access to 107 Ave, 178 St, 170 St, Anthony Henday Drive & Yellowhead Trail. Close to public transportation services. See KEV/FG.	<a href="#">Kevin Mockford</a> <a href="#">Frank Gibson</a>	<a href="#">Lease Brochure</a>	
	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.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>	
		207	1,810	\$13.50		1,810 sq.ft.± improved with 1 office, large open area, and kitchenette. See FG/KEV.		<a href="#">Lease Brochure</a>	
	2220 - 80 Avenue Edmonton, AB T6P 1N2 Canada	Main 2220	950	\$1,300/mo		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.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>	

# NAI Commercial Current Lease Listings

## July 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.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a> <a href="#">Chad Griffiths</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
		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.		
	4303 Savaryn Drive SW Edmonton, AB T6X2E8 Canada	Main 4319	1,500	\$22.00	\$10.00	1,500 sq.ft.± of main floor office space. Currently raw, undeveloped space. Negotiable Tenant Improvement Allowance. Corner location with view of a pond. Parking ratio of 3 stalls/1000 sq.ft. See CG,RB,DB,KEV.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <b>NEW</b> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
	4403 - 94 Street (Master Sheet) Edmonton, AB T6E 6T7 Canada	4409/11  Additional Space Types: Industrial	6,485	\$9.00	\$4.75	REDUCED RATES. 2 highly developed office/warehouse bays totaling 6,485 sq.ft.±. Demised into 13 offices, large reception area, boardroom, file storage, lunch room and washrooms. Designated parking stalls. Grade level overhead doors. Storage mezzanine. Convenient access to Whitemud Drive and Gateway Boulevard. See DA/KM.	<a href="#">Daniel Amero</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
	50 Street Leduc Plaza 4809 - 43A Avenue Leduc, AB T9E 8J6 Canada	2nd	1,265	\$20.00	\$8.00	Strategically located on 50th Street. Exciting location with new residential to the south. Located adjacent to Leduc's major hospital. Affluent community: 2016 average household income of \$111,076 (2km radius). Multiple rows of common parking. Handicap accessible with elevator. Grand atrium common entrance. Professional office units available with finished development options. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
	65 Chippewa Road Sherwood Park, AB T8A 6G7 Canada	105  Additional Space Types: Industrial Retail Sublease	3,200	\$10.50	\$6.92	For sublease. A retail/office user with small warehousing needs to lease a unit within a modern professional building in Sherwood Park. Direct exposure to Chippewa Road and located one block south of Baseline Road, the main retail corridor of Sherwood Park. Currently outfitted as fitness studio. Direct lease with Landlord also available. Potential for longer term as well as improvement allowances. Unit also available for sale (inquire for more details). See MP.	<a href="#">Michael Parsons</a> <b>NEW</b>	<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Office






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	6613 - 99 Street Edmonton, AB T6E 3P7 Canada	2nd 6613	2,400	\$13.50		2,400 sq.ft.± second floor office. Excellent exposure onto 99th Street. Six on-site parking stalls included. Quick access to Argyll Road, Gateway Boulevard, Calgary Trail and 91st Street. See VC.	<a href="#">Vince Caputo</a>	<a href="#">Lease Brochure</a>
	7919 - 118 Avenue Edmonton, AB T5B 0R5 Canada	Main	3,635	\$18.00	\$8.00	Property recently updated its exterior façade. 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.	<a href="#">Vince Caputo</a>	<a href="#">Lease Brochure</a>
	8734 Yellowhead Trail NW Edmonton, AB T5B 1G1 Canada	8734 Additional Space Types: Industrial	7,040	\$10.00	\$5.33	2,000 sq.ft.± showroom. Paved and fenced yard area. Medium Industrial (IM) zoning caters to a variety of industrial users. 3 phase power (TBC by tenant). Two (2) 14' x 12' grade loading overhead doors. 2,000 sq.ft.± mezzanine as bonus space. See VC.	<a href="#">Vince Caputo</a>	<a href="#">Lease Brochure</a>
	9705 - 60 Avenue (Master Sheet) Edmonton, AB T6E 0C4 Canada	9711 Additional Space Types: Industrial	2,280	\$9.50	\$5.80	Condo unit for lease fronting on to 60 Avenue with exposure to 97 Street. Reception area, one office in front and open finished bullpen space on the second level. 18' ceiling height. Additional storage mezzanine at no cost. Extra parking on east side of building. See RB,CG,DB.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <b>NEW</b> <a href="#">Ryan Brown</a>	<a href="#">Lease Brochure</a>
	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.	<a href="#">Hennadiy (Ghena) Menyaylov</a>	<a href="#">Lease Brochure</a>
		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.		

# NAI Commercial Current Lease Listings

## July 2018



### Office




Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	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.	<a href="#">Darcie Bouteiller</a> <a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	99 Street Building 9845 - 41 Avenue Edmonton, AB T6E 0A2 Canada	Main 9841  Additional Space Types: Retail	4,520	\$9.75	\$6.76	REDUCED RATES! Office/showroom with 4 overhead doors. Fenced yard area. Full height front windows provides exciting showroom or 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.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
	99th Street Building 5210 - 99 Street Edmonton, AB T6E 3N7 Canada	5220  Additional Space Types: Industrial	4,001	\$11.50	\$5.20	4001 sq.ft.±. Warehouse / showroom / office with direct exposure to 99th Street. Two (2) grade loading overhead doors. Building has new exterior metal cladding and paint. Immediate access to 51 Avenue, Calgary Trail and Whitemud Freeway. See KC.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>
	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.	<a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>
	Bassani Building 10534-10544 106 Street Edmonton, T5H2X6 Canada	2nd 204A	1,099	\$11.00	\$9.22	The Bassani Building is a two storey, 36,167 sq.ft. office, retail and warehousing building located on the north edge of City Centre with a view of MacEwan University and Rogers Place Arena from the second floor, making this an ideal location for servicing the City Centre with the ease of accessibility for employees and customers. One-hour customer parking at the front of the building. Quick access to major thoroughfares and traffic arterials such as 109 Street, 104 Avenue, and 107 Avenue. Immediate access to the downtown core. Well maintained and professionally managed building. See KC.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Office

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Bassani Building 10534-10544 106 Street Edmonton, T5H2X6 Canada	2nd 203/201	1,774	\$11.00	\$9.22	The Bassani Building is a two storey, 36,167 sq.ft. office, retail and warehousing building located on the north edge of City Centre with a view of MacEwan University and Rogers Place Arena from the second floor, making this an ideal location for servicing the City Centre with the ease of accessibility for employees and customers. One-hour customer parking at the front of the building. Quick access to major thoroughfares and traffic arterials such as 109 Street, 104 Avenue, and 107 Avenue. Immediate access to the downtown core. Well maintained and professionally managed building. See KC.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>
		2nd 211	1,818	\$11.00	\$9.22	The Bassani Building is a two storey, 36,167 sq.ft. office, retail and warehousing building located on the north edge of City Centre with a view of MacEwan University and Rogers Place Arena from the second floor, making this an ideal location for servicing the City Centre with the ease of accessibility for employees and customers. One-hour customer parking at the front of the building. Quick access to major thoroughfares and traffic arterials such as 109 Street, 104 Avenue, and 107 Avenue. Immediate access to the downtown core. Well maintained and professionally managed building. See KC.		<a href="#">Lease Brochure</a>
	Bay Plaza Condo 3104 Parsons Road NW Edmonton, AB T6N 1L6 Canada	2nd 214, 3132	1,033	\$18.00	\$9.47	Second floor, nicely finished, office space. 3 assigned parking stalls. Variety of office, retail and medical uses in the building. Close proximity to South Edmonton Common and Anthony Henday Drive. Elevator in building. See TD.	<a href="#">Travis Dochuk</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	BELWOOD BUILDING 4804 - 87 Street Edmonton, AB T6E 5W3 Canada	2nd 270	1,597	MARKET	\$11.03	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.	<a href="#">Kim Sarnecki</a>	<a href="#">Lease Brochure</a>
		Main 130	1,891	MARKET	\$11.03	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.		<a href="#">Lease Brochure</a>
		Main 111	2,299	MARKET	\$11.03	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.		<a href="#">Lease Brochure</a>
		Main 150A	2,414	MARKET	\$11.03	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.		<a href="#">Lease Brochure</a>






# NAI Commercial Current Lease Listings

## July 2018



### Office







Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Bridgewater Business Park 6920-6924 Roper Road Edmonton, AB T6B 3H9 Canada	6920	2,100	\$12.00	\$6.50	Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. 2,100 - 6,300 sq.ft.± available with net rental rates starting at \$12.00/sq.ft./annum. See JL.	<a href="#">Julie Lam</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
		6956	3,600	\$12.00	\$6.50	Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. 1,200 - 3,600 sq.ft.± available with net rental rates starting at \$12.00/sq.ft./annum. See JL.		<a href="#">Lease Brochure</a>
		6924	4,200	\$12.00	\$6.50	Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. 2,100 - 6,300 sq.ft.± available with net rental rates starting at \$12.00/sq.ft./annum. See JL.		<a href="#">Lease Brochure</a>
		6920/24	6,300	\$12.00	\$6.50	Located at Roper Road with access to 75th Street, 50th Street and Whitemud Drive. Building signage available over main door entrance. Large windows on both main floor and second floor. 109 parking stalls on site. 2,100 - 6,300 sq.ft.± available with net rental rates starting at \$12.00/sq.ft./annum. See JL.		<a href="#">Lease Brochure</a>
	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.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
Additional Space Types: Industrial Retail								
	Cannon Centre 11228 - 163 Street Edmonton, AB T5M 1Y6 Canada	2nd 11232	1,738	\$9.75	\$4.72	MLS Listing E1022663. Premium Industrial/Retail Centre featuring anchor tenants such as Pricecess Auto, Lennox, and Uncle Weiner Wholesale. 1,738 sq.ft.± corner second floor office. The space has access to four (4) rows of parking. Convenient access to Mayfield Rd, 170 Street, Anthony Henday Drive and Yellowhead Trail. See KEV/FG.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 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		713 sq.ft.± to 1,655 sq.ft. available. Air-conditioned second-floor office space at competitive market rates. Air-conditioning throughout. Easy access to public transportation. Professionally managed property. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
		2nd 4724	1,900	\$12.00		Air-conditioned second-floor office space at competitive market rates. Air-conditioning throughout. Easy access to public transportation. Professionally managed property. See CS/KM.		<a href="#">Lease Brochure</a>
	Centre 87 4940 - 87 Street Edmonton, AB T6E 5W3 Canada	Main 100, 4936	2,400	\$12.00	\$7.00	PENDING. Main floor office space in an ideal southside location close to major transportation routes. Move in ready. Corner unit with windows on two sides. Convenient access to 51 Avenue, 75 Street and the Whitemud Freeway. Fully air-conditioned. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
	CENTRE 91 4238 - 91A Street Edmonton, AB T6E 5V2 Canada	2nd 4252/54	1,156	\$18.00		1,156 sq.ft.± of second-floor office space available. Newly renovated office with two (2) washrooms, kitchen/coffee counter and balance is mostly open. Located in the Strathcona Industrial Park, which is bounded by Gateway Boulevard, Whitemud Freeway, 34 Avenue and 91 Street. Rent includes base rent, operating costs and utilities. See KS.	<a href="#">Kim Sarnecki</a>	<a href="#">Lease Brochure</a>
	Centre Plaza 176 Chippewa Road Sherwood Park, AB T8A 4G7 Canada		2,677	\$16.00	\$8.75	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/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
	Commerce Court Building 9804 - 47 Avenue Edmonton, AB T6E 5P3 Canada	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. One block east of 99th Street at 47th Avenue. Just a few blocks from Whitemud Freeway, Gateway Boulevard and Calgary Trail. See KS.	<a href="#">Kim Sarnecki</a>	<a href="#">Lease Brochure</a>
	Eastgate Business Centre 9324 - 49 Street Edmonton, AB T6B 2L7 Canada	2nd 211, 9332	905	\$7.50	\$7.98	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.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Office




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	9334 Additional Space Types: Industrial	3,335	\$8.00	\$4.28	3,335 sq.ft.± office/warehouse. Currently demised into open work area, one private office, two washrooms, and balance is warehouse with 12' grade loading overhead door. Corner unit with modern improvements. Building complex is located one block from 50th Street with access to Sherwood Park Freeway, 101 Avenue and Whitemud Freeway. See KC.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>
	Edmonton Sun Building 4990 - 92 Ave Edmonton, AB T6B2V4 Canada	3rd 350 Additional Space Types: Sublease	23,579	\$0.00	\$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.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>
	Ellwood Business Centre 2544 Ellwood Drive Edmonton, AB T6X 0A9 Canada	2nd 206	4,352	\$21.00	\$12.23	1,500 - 4,352 sq.ft.± second floor office. Second floor unit with 7 private offices, boardroom, open work area, air-conditioned server room. Alternate floor plans can be accommodated. 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 KEV/FG.	<a href="#">Kevin Mockford</a> <a href="#">Frank Gibson</a>	<a href="#">Lease Brochure</a>
	Elm Business Park 9420 - 51 Avenue Master Sheet Edmonton, AB T6E 5A6 Canada	9464/66 Additional Space Types: Sublease	5,281	\$8.00	\$8.00	For sublease. Fully developed office space floors with warehouse and overhead door. Modern finishes throughout. Corner unit. Large wrap-around windows. Located at 51st Street with access to 75th Street, 50th Street and Whitemud Drive. Building signage available over main door entrance. See JL/MP.	<a href="#">Michael Parsons</a>	<a href="#">Lease Brochure</a>
	ESI Financial Building 10637 - 124 Street Edmonton, AB T5N 1S5 Canada	2nd 203, 10367	2,250	\$10.00	\$8.50	2,250 rentable sq.ft.± demised into 5 offices, kitchenette and open work areas. Second-floor office space available immediately. Walk up. Air-conditioned. Common area washrooms. Immediate access to downtown core, Brewery District and 107 Avenue. See KPS/KC.	<a href="#">Ken Saunders</a> <a href="#">Karen Chayka</a> <b>NEW</b>	<a href="#">Lease Brochure</a>
	Fort Road Centre 13411 Fort Road Edmonton, AB T5A 1C6 Canada	2nd	4,524	\$12.00	\$8.00	This property features options from 1,500 sq.ft.± up to 4,524 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/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Office




Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Free-Standing Office Building 1 Carswell Street St Albert, AB T8N 6K3 Canada	Main	4,241	MARKET	\$9.50	4,241 sq.ft.± of professionally developed main floor office space. Improved with 13 private offices, boardroom, file/copy room, open work area, reception area and kitchenette. Convenient location with easy access to Boudreau Road, Campbell Road and Anthony Henday Drive. Abundance of natural light.	<a href="#">Kevin Mockford</a>	<a href="#">Property Brochure</a> <b>NEW</b> <a href="#">Lease Brochure</a>
<a href="https://my.matterport.com/show/?m=4RNSPSTVDdk">VR TOUR: https://my.matterport.com/show/?m=4RNSPSTVDdk</a>								
	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.	<a href="#">Hennadiy (Ghena) Menyaylov</a>	<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
	High Park Corner 14903 - 111 Avenue Edmonton, AB T5M 2P6 Canada	2nd Full Floor	1,300	\$12.00	\$14.75	Full floor available - 1,300 sq.ft.± up to 9,306 sq.ft.±. Recently renovated three storey office building, featuring underground and surface parking, on a highly visible site. Building signage potential. Professionally managed building. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
		3rd 300	1,500	\$12.00	\$16.49	Corner office suites with windows on two sides. A recently renovated three storey office building, featuring underground and surface parking on a highly visible site. See CS/KM.		<a href="#">Lease Brochure</a>
		3rd 315	1,894	\$12.00	\$16.49	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/KM.		<a href="#">Lease Brochure</a>
		Main 14905	2,479	\$12.00	\$13.65	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.		<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Office

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Hilti Building 11810 - 160 Street Edmonton, AB T5V 1C9 Canada	11826	2,149	\$9.00	\$4.99	2,149 sq.ft.± office/warehouse, plus bonus storage mezzanine area. Currently demised into approximately 35% office/showroom and 65% warehouse. Current office layout is 3 offices, reception, kitchenette, one washroom and is air-conditioned. 12' x 16' grade door. Close proximity to Yellowhead Trail, 156 St and 170 St. See KC.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>
	Imperial Square II 10440 - 170 Street Edmonton, AB T5S 1M4 Canada	17013	3,725	\$10.00	\$6.37	Two bays comprised of 3,725 sq.ft.± and 4,850 sq.ft.± available for a total of up to 8,575 sq.ft.± contiguous space. High level of office development with warehouse/storage space. Energized parking. No monthly parking fees. Close to the Anthony Henday, Whitemud Freeway and Yellowhead Trail. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
		17015	4,850	\$10.00	\$6.37	Two bays comprised of 3,725 sq.ft.± and 4,850 sq.ft.± available for a total of up to 8,575 sq.ft.± contiguous space. High level of office development with warehouse/storage space. Energized parking. No monthly parking fees. Close to the Anthony Henday, Whitemud Freeway and Yellowhead Trail. See CS/KM.		
		17013/15	8,575	\$10.00	\$6.37	Two bays comprised of 3,725 sq.ft.± and 4,850 sq.ft.± available for a total of up to 8,575 sq.ft.± contiguous space. High level of office development with warehouse/storage space. Energized parking. No monthly parking fees. Close to the Anthony Henday, Whitemud Freeway and Yellowhead Trail. See CS/KM.		
	Integrity Land Professional Building 9940 - 99 Avenue Fort Saskatchewan, AB T8L 4G8 Canada	Main	869	\$16.00	\$9.75	Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland. Parking on all four sides of building. Pylon sign in parking lot. Roof top gardens and perimeter deck. Sprinklered. Computerized security throughout building with all doors having "FOB" access permissions. Fish pond and professional reception area in welcoming lobby. Fitness center fully equipped with steam room, showers, and locker room. Beautifully developed professional space. See RB/CG/DB.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
		Main	2,726	\$16.00	\$9.75	Located in Fort Saskatchewan City Centre within the Alberta Industrial Heartland. Parking on all four sides of building. Pylon sign in parking lot. Roof top gardens and perimeter deck. Sprinklered. Computerized security throughout building with all doors having "FOB" access permissions. Fish pond and professional reception area in welcoming lobby. Fitness center fully equipped with steam room, showers, and locker room. Beautifully developed professional space. See RB/CG/DB.		





# NAI Commercial Current Lease Listings

## July 2018



### Office






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	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.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
	Klondike Centre 11050 - 156 Street Edmonton, AB T5P 4M8 Canada	Main 11062	1,460	\$8.00	\$9.75	Parking ratio of 3.6 stalls per 1,000 sq.ft. usable area. Conveniently located in a mix of commercial and residential areas. 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/KM	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
		Additional Space Types: Retail						
		2nd 215	2,150	\$8.00	\$10.50	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 walk up 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/KM.		<a href="#">Lease Brochure</a>
		2nd 214	2,444	\$8.00	\$10.50	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 walk up 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/KM.		<a href="#">Lease Brochure</a>
		2nd 216	2,544	\$8.00	\$10.50	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 walk up 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/KM.		<a href="#">Lease Brochure</a>
		2nd 206	2,828	\$8.00	\$10.50	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/KM.		<a href="#">Lease Brochure</a>
		Main 11082	5,463	\$8.00	\$9.75	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/KM.		<a href="#">Lease Brochure</a>
		Additional Space Types: Retail						

# NAI Commercial Current Lease Listings

## July 2018



### Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Leduc Towne Centre Leduc Towne Centre Leduc, AB T9E 6X1 Canada	Bay 30	1,137	\$18.00	\$9.00	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.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
		Main Bay 40	1,180	\$18.00	\$9.00			
	McNamara West 17204 - 106A Avenue Edmonton, AB T5S 1E6 Canada	17210-12-14	8,316	\$9.50	\$7.32	Three highly developed office/warehouse bays that allow for a variety of configurations from 2,772 sq.ft.± up to 8,316 sq.ft.± - see lister for details. Energized parking. Professional management. Grade level overhead door. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
		Additional Space Types: Industrial						
	Medical/Retail Building 9904 - 153 Avenue NW Edmonton, AB T5X 6A4 Canada	9948	7,571	\$25.00	\$11.71	Fully developed orthodontics office totaling 7,571 sq.ft.± on the main floor and 3,778 sq.ft.± of basement space. 8 offices, large reception area, boardroom, file storage, lunchroom and washrooms. High visibility. Large traffic volume of 27,200 vehicles a day on 153 Avenue West of 97 Street (2014, City of Edmonton). Convenient access to 97 Street and 153 Avenue. See KEV/DA.	<a href="#">Kevin Mockford</a> <a href="#">Daniel A. Amero</a> <b>NEW</b>	<a href="#">Lease Brochure</a>
		Additional Space Types: Retail						
	Midwest Building 12100 - 163 Street Edmonton, AB T5V 1H4 Canada	12106A	4,224	\$8.00	\$4.00	Rare opportunity to lease: Office with Land or Warehouse/Office/Land. Fenced yard. Immediately available. Midwest Building is conveniently located on 163rd Street just north of 118th Avenue; with quick access to 170th Street, 156th Street, Yellowhead Trail and Anthony Henday Drive. See KC.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>
		Additional Space Types: Industrial						
	Nerval on 118th 16504 - 118 Avenue Main Floor Edmonton, AB T5V 1C8 Canada	2nd 204	1,098	\$16.00	\$12.50	New Nerval development with immediate occupancy. Two storey office/retail building with elevator and second floor common area washrooms. Unit size range from 1,098 sq. ft.± up to 21,710 sq.ft.±. Building is sprinklered. Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing building and exterior/landscaping. Includes one HVAC per unit. Fibre optic available in the near future. Pylon signage available. Operating Costs: \$12.50 to \$14.15/sq.ft./annum (2018 estimate). See KC.	<a href="#">Karen Chayka</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
		Additional Space Types: Industrial						

# NAI Commercial Current Lease Listings

## July 2018



### Office






Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Nerval on 118th 16504 - 118 Avenue Main Floor Edmonton, AB T5V 1C8 Canada	Main 102	1,367	\$20.00	\$12.50	New Nerval development with immediate occupancy. Two storey office/retail building with elevator and second floor common area washrooms. Unit size range from 1,098 sq. ft.± up to 21,710 sq.ft.±. Building is sprinklered. Tilt-up concrete and steel construction with high level of common area improvements and aesthetically pleasing building and exterior/landscaping. Includes one HVAC per unit. Fibre optic available in the near future. Pylon signage available. Operating Costs: \$12.50 to \$14.15/sq.ft./annum (2018 estimate). See KC.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>
		Additional Space Types: Retail						
		2nd 203	1,389	\$22.00	\$12.50	1,389 sq.ft.± space available. Brand new developed office. Elevator access. Common area washrooms. Immediate access to 118 Avenue, Yellowhead Trail and 170 Street. See KC.	<b>NEW</b>	<a href="#">Lease Brochure</a>
	Northlands Centre 12904 & 12928 - 50 Street Edmonton, AB T5A 4L2 Canada	2nd #204, 12904	436	\$8.00	\$11.85	436 sq.ft.± second floor office. Fully air-conditioned. Elevator. Building fronts onto 50th Street. Northlands Centre is a 3 building complex fronting 50th Street. Tenants include a variety of retail and professional services. See KS.	<a href="#">Kim Sarnecki</a>	<a href="#">Lease Brochure</a>
		2nd Floor #208, 12904	624	\$8.00	\$11.85	624 sq.ft.± second floor office. Fully air-conditioned. Elevator. Building fronts onto 50th Street. Northlands Centre is a 3 building complex fronting 50th Street. Tenants include a variety of retail and professional services. See KS.		<a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>
	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 variety of retail, medical and office users. Programmable and fobbed elevator in building. Ready for Tenant Improvements. Flexible size options available from 1,082 sq.ft.± up to 5,080 sq.ft.±. Alleyway concept space available at low rates. See CG/RB/DB.	<a href="#">Darcie Boutellier</a> <a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a>	<a href="#">Lease Brochure</a>
		Additional Space Types: Retail						
		2nd	2,917	\$27.00	\$15.67	Brand new development in the heart of Whyte Avenue. Ideal variety of retail, medical and office users. Programmable and fobbed elevator in building. Ready for Tenant Improvements. Flexible size options available from 1,082 sq.ft.± up to 5,080 sq.ft.±. Alleyway concept space available at low rates. See CG/RB/DB.		<a href="#">Lease Brochure</a>
		Additional Space Types: Retail						
	Parsons South 10004 - 29A Avenue Edmonton, AB T6N 1A8 Canada	2nd #4, 10024 & #3,	1,806	\$12.29		1,806 sq.ft.± second-floor office. Fully air-conditioned. Private washroom. \$1,850.00/month, plus utilities (rent includes Tenant's pro-rata share of base year property taxes, building insurance, common area maintenance, and property management). See KS.	<a href="#">Kim Sarnecki</a>	<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Parsons Warehouse 3304 Parsons Road Edmonton, AB T6N 1B5 Canada	3332	4,962	\$9.75	\$5.22	4,962 sq.ft.± improved with four air-conditioned offices, reception area and showroom. 20' clear height. 12' x 14' grade loading door. Sump system. Close to Calgary Trail/Gateway Blvd., Whitemud Drive and Anthony Henday Drive. See KEV/FG.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>
	Plaza 104 9835 - 104 Street Fort Saskatchewan, AB T8L 2E5 Canada	2nd 201	1,170	\$10.00	\$10.00	1,170 sq.ft.± second floor office. Three offices and open work area/reception. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<b>NEW</b> <a href="#">Lease Brochure</a>
	Poplar Business Centre 8703 - 50 Street Edmonton, AB T6B-1E7 Canada	2nd 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.	<a href="#">Karen Chayka</a>	<a href="#">Lease Brochure</a>
	Recreation World Building 6819 - 104 Street Edmonton, AB T6H 2L5 Canada	6825	1,224	\$1,800/mo		1,224 sq.ft.± with direct exposure to Calgary Trail. The space has an open showroom, storage area and lunch area. Previous tenants were a bridal shop and electronics retailer. Approximately 24,000 vehicles per day (City of Edmonton, 2014). See KEV/TD.	<a href="#">Kevin Mockford</a> <a href="#">Travis Dochuk</a>	<a href="#">Lease Brochure</a>
		2nd 6827	2,111	\$12.00	\$3.00	2,014 sq.ft.± air-conditioned office with direct exposure to Calgary Trail. The space has 3 private offices, 2 washrooms, kitchenette and a large open work area with natural light. Approximately 24,000 vehicles per day (City of Edmonton, 2014). See KEV/TD.		<a href="#">Lease Brochure</a>
	Reppert Centre 6501 - 104 Street Edmonton, AB Canada	2nd	4,000	\$20.00	\$10.50	Newly developed two-storey retail/office building available for lease. 4,000 sq.ft.± main floor retail space and 4,000 sq.ft.± second floor office space (TBV). Highly desirable location with direct exposure to Calgary Trail (25,700 vehicles per day). Modern and attractive building design. Building and pylon signage available. Convenient access to 104 Street, Gateway Blvd., Whyte Avenue and Argyll Road. See MP/KEV.	<a href="#">Michael Parsons</a>	<b>NEW</b> <a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Office

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Richie Office/Warehouse 9923 - 76 Avenue aka: 9955 - 76 Avenue Edmonton, AB T6E1K8 Canada	9955	2,000	\$12.00	\$7.00	2,000 sq.ft.± improved with 2 offices, showroom, washroom and warehouse. 12' x 16' grade level overhead door. Located just off 99 Street, with an average daily traffic volume of 32,000 (2014, City of Edmonton). See TD.	<a href="#">Travis Dochuk</a>	<b>NEW</b> <a href="#">Lease Brochure</a>
	Sector 17 Plaza 1752 34 Avenue NW Edmonton, AB T6T1B1 Canada	2nd 206	567	\$20.00	\$12.00	567 sq.ft.± - 2,399 sq.ft.± brand new 2-storey retail/office space available immediately. 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.	<a href="#">Hennadiy (Ghena) Menyaylov</a>	<a href="#">Lease Brochure</a>
		2nd 208	1,044	\$20.00	\$12.00	567 sq.ft.± - 2,399 sq.ft.± brand new 2-storey retail/office space available immediately. 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.		<a href="#">Lease Brochure</a>
		Main 1770	1,330	\$30.00	\$12.00	567 sq.ft.± - 2,399 sq.ft.± brand new 2-storey retail/office space available immediately. 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.		<a href="#">Lease Brochure</a>
		2nd 207	2,399	\$20.00	\$12.00	567 sq.ft.± - 2,399 sq.ft.± brand new 2-storey retail/office space available immediately. 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.		<a href="#">Lease Brochure</a>
	Southeast Industrial 1303 - 70 Avenue NW Edmonton, AB T6P 1N5 Canada	1303	8,100	\$12.50	\$3.95	8,100 sq.ft.± office/warehouse space improved with 3,000 sq.ft.± professionally developed office over two levels and 5,100 sq.ft.± warehouse space. 9,000 sq.ft.± fenced/gated yard with compacted gravel. Two (2) 14' x 16' overhead doors. Radiant heating. 5-ton crane ready. 10 parking stalls. Close proximity to 17 Street, Sherwood Park Freeway, Anthony Henday and Whitemud Drive. See KEV/VC.	<a href="#">Kevin Mockford</a> <a href="#">Vince Caputo</a>	<a href="#">Lease Brochure</a>
	Square on 23rd 9120 - 23 Avenue Edmonton, AB T6N 1H9 Canada	2 203, 9148	1,283	\$21.50	\$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.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>





# NAI Commercial Current Lease Listings

## July 2018



### Office



Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Summerside Business Centre 1221 - 91 Street SW Edmonton, AB T6X 1E9 Canada	1237	1,487	MARKET	\$12.50	MARKET. 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.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>
	The Guardian Building 10240 - 124 Street Edmonton, AB T5N 3W6 Canada	2nd 210	673	\$16.00	\$12 - \$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.	<a href="#">Kevin Mockford</a> <a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
		2nd 211	686	\$16.00	\$12 - \$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.	<a href="#">Lease Brochure</a>	
		2nd 212	756	\$16.00	\$12 - \$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.	<a href="#">Lease Brochure</a>	
		3rd 333	890	\$16.00	\$12 - \$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.	<a href="#">Lease Brochure</a>	
		3rd 305	1,065	\$16.00	\$12 - \$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.	<a href="#">Lease Brochure</a>	
		5th 507	1,145	\$16.00	\$12 - \$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.	<a href="#">Lease Brochure</a>	
		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.	<a href="#">Lease Brochure</a>	

# NAI Commercial Current Lease Listings

## July 2018



### Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	The Guardian Building 10240 - 124 Street Edmonton, AB T5N 3W6 Canada	3rd 304	2,439	\$16.00	\$12 - \$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.	<a href="#">Kevin Mockford</a> <a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
		5th 508	2,708	\$16.00	\$12 - \$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.		
		5th 500	6,168	\$14.00	\$12 - \$15.00	3,000 sq.ft.± up to 6,168sq.ft.± improved office space with up to 16 private offices, open work area, boardroom, meeting rooms, reception area, and file storage room. Heated underground parking available. Convenient access to downtown and Stony Plain Road. Excellent location with exposure to 124 Street. Public transit to the building. See KEV, DB, RB, CG.		
		4th 400	7,802	\$16.00	\$12 - \$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.		
		Contiguous Space	9,202	\$16.00	\$12 - \$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.		
	Tipton Block 10355 - 82 Avenue Edmonton, AB T6E 1Z9 Canada	2nd	1,004	\$12.00	\$13.54	Full renovation complete to all washrooms and common areas. 1,004 sq.ft.± 2nd 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.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
		3rd 10355	2,138	\$12.00	\$13.54	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.		

# NAI Commercial Current Lease Listings

## July 2018



### Office




Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Totem Condominium 10604 - 172 Street (17214/16/18/20) Edmonton, AB T5S 1H8 Canada	17214/16/18/20	9,294	\$0.00	\$0.00	Up to 4 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 12,392 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 amps power (17414/16/18 have 200 amp/240 volt power). See KEV/FG.	<a href="#">Kevin Mockford</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
	Transwest Place 26229 Township Road 531A Acheson, AB T7X 5A4 Canada	132-136 MZ	1,900	\$8.00	\$4.49	1,900 sq.ft.± second floor office space. Can be demised into two (2) 950 sq.ft.±. Strategically located immediately off Highway 60 between Highway 16 (Yellowhead Trail) and Highway 16A. Available immediately.Fenced yard space available. See CG/RB/DB.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
	Troika Business Centre Unit 20, 41 Broadway Blvd Sherwood Park, AB T8H 2C1 Canada	2nd 20, Space 2 Additional Space Types: Retail	845	\$11.50	\$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.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
		2nd 20, Space 4 Additional Space Types: Retail	1,200	\$11.50	\$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.		<a href="#">Lease Brochure</a>
		2nd 20, Space 3 Additional Space Types: Retail	1,495	\$11.50	\$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.		<a href="#">Lease Brochure</a>
	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.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Property Brochure</a> <a href="#">Lease Brochure</a>
		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.		<a href="#">Lease Brochure</a>

# NAI Commercial Current Lease Listings

## July 2018



### Office





Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure	
		Floor/Suite	Sq Ft						
	United Health Centres 7609 - 109 Street Unit 203 Edmonton, AB T6G 1C3 Canada	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.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Boutellier</a>	<a href="#">Lease Brochure</a>	
		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.			<a href="#">Lease Brochure</a>
		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.			<a href="#">Lease Brochure</a>
	Western Law Building 9440 - 49 Street Edmonton, AB T6B 2M9 Canada	Main 109	1,813	\$12.50	\$9.15	Economic and functional office space includes available office furniture. Well maintained professional building located in Capilano area within east Edmonton corridor. Convenient access to the Sherwood Park freeway and 10 minutes to downtown. Close to many retail amenities and public transportation. See VC.	<a href="#">Vince Caputo</a>	<a href="#">Lease Brochure</a>	
	Westminster Business Park 9603 - 45 Avenue Building B & C Edmonton, AB, T6E 5Z8 Canada	9665	1,368	\$9.50	\$6.37	1,368 sq.ft.± second floor office space available. Located in South Edmonton with excellent proximity to Whitemud Drive, Calgary Trail and 99 Street. Owned and managed by Dream Industrial Management Corp. See CG/RB/DB.	<a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a> <a href="#">Darcie Boutellier</a>	<a href="#">Lease Brochure</a>	

# NAI Commercial Current Lease Listings

## July 2018



### Retail

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure	
		Floor/Suite	Sq Ft						
	Albany Market Square 16704 - 127 Street NW Edmonton, AB Canada	12914	1,350	\$32.00	\$16.73	Join Walmart, CIBC, Tim Hortons, Boston Pizza and a wide range of other national retailers in this newly developed, high profile retail shopping centre in Northwest Edmonton. 1,350 sq.ft.± fully developed retail unit available immediately for Sublease. Comprised of open showroom, storage area, private office and barrier-free washroom. Albany Market Square features a modern and attractive building design in a highly desirable, major growth corridor. With immediate access to Anthony Henday Drive, Albany Market Square effectively serves the Northwest Edmonton and St. Albert markets. Ample parking and excellent access/egress from 127th Street and 167th Avenue. See MP.	<a href="#">Michael Parsons</a>	<a href="#">Lease Brochure</a>	
	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 2,952 sq.ft.±. Air-conditioned. Building and pylon signage available. Anchor tenants include Mac's Convenience Store and CashMoney Cheque Cashing. 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.	<a href="#">Frank Gibson</a> <a href="#">Kevin Mockford</a>	<a href="#">Lease Brochure</a>	
		Unit 1	1,700	\$18.00	\$7.75	3 spaces from 1,252 sq.ft.± up to 2,952 sq.ft.±. Air-conditioned. Building and pylon signage available. Anchor tenants include Mac's Convenience Store and CashMoney Cheque Cashing. 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.	<a href="#">Lease Brochure</a>		
		Unit 4	2,450	\$18.00	\$7.75	3 spaces from 1,252 sq.ft.± up to 2,952 sq.ft.±. Air-conditioned. Building and pylon signage available. Anchor tenants include Mac's Convenience Store and CashMoney Cheque Cashing. 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.	<a href="#">Lease Brochure</a>		
	Exposure Highway Retail 5610 - 48 Avenue Camrose, AB T4V 0K1 Canada	Additional Space Types: Industrial		1,500 - 9,524	MARKET	\$7.50	From 1,500 sq.ft.± up to 9,524 sq.ft.± of retail warehouse showroom. Multiple demising options available. Fronting the main highway (Highway 13) in the heart of Camrose. Close to many amenities. Ample parking. Available immediately. Market rental rates. See CS/KM.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
	Mayfield Shopping Centre 15970 109 Avenue Edmonton, AB T5P 1B7 Canada		1,000 - 2,500	\$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.	<a href="#">Hennadiy (Ghena) Menyaylov</a>	<a href="#">Lease Brochure</a>	








# NAI Commercial Current Lease Listings

## July 2018



### Retail

Photo	Property Address	Available Space		Price/ Sq. Ft.	Operating Costs	Comments	Contact Information	Brochure
		Floor/Suite	Sq Ft					
	Ortlieb Block 10336 - 82 Avenue Edmonton, AB T6E1Z8 Canada	Main	2,164	\$38.00	\$15.67	1,000 sq.ft.± up to 2,164 sq.ft.± brand new development in the heart of Whyte Avenue. Ideal variety of retail, medical and office users. Programmable and fobbed elevator in building. Ready for Tenant Improvements. Flexible size options available from 1,082 sq.ft.± up to 5,080 sq.ft.±. Alleyway concept space available at low rates. See CG/RB/DB.	<a href="#">Darcie Bouteiller</a> <a href="#">Chad Griffiths</a> <a href="#">Ryan Brown</a>	<a href="#">Lease Brochure</a>
	Reppert Centre 6501 - 104 Street Edmonton, AB Canada	Main	4,000	\$26.00	\$10.50	Newly developed two-storey retail/office building available for lease. 4,000 sq.ft.± main floor retail space and 4,000 sq.ft.± second floor office space (TBV). Highly desirable location with direct exposure to Calgary Trail (25,700 vehicles per day). Modern and attractive building design. Building and pylon signage available. Convenient access to 104 Street, Gateway Blvd., Whyte Avenue and Argyll Road. See MP/KEV.	<a href="#">Michael Parsons</a> <a href="#">Kevin Mockford</a> <b>NEW</b>	<a href="#">Lease Brochure</a>
	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.	<a href="#">Chad Snow</a> <a href="#">Kari Martin</a>	<a href="#">Lease Brochure</a>
	Shoppes of Garneau 10706 - 82 Avenue Edmonton, AB T6E 6P4 Canada	Main 10706	1,115	\$28.00	\$14.50	LEASE RATE REDUCED. Retail space on Whyte Ave available immediately. Excellent signage exposure. Ideal vehicle and foot traffic. Esthetically stunning brick building. See RB/CG/DB.	<a href="#">Ryan Brown</a> <a href="#">Chad Griffiths</a> <a href="#">Darcie Bouteiller</a>	<a href="#">Lease Brochure</a>
	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.	<a href="#">Julie Lam</a>	<a href="#">Lease Brochure</a>