

For Lease  
Imperial Square II  
Office/Retail/Warehouse



## 17011, 17013 & 17015 - 105 Avenue

Edmonton, Alberta

### Property Features

- From 3,725 sq.ft.± to 12,300 sq.ft.± available
- 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



### Chad Snow

780 436 7410  
csnow@naiedmonton.com

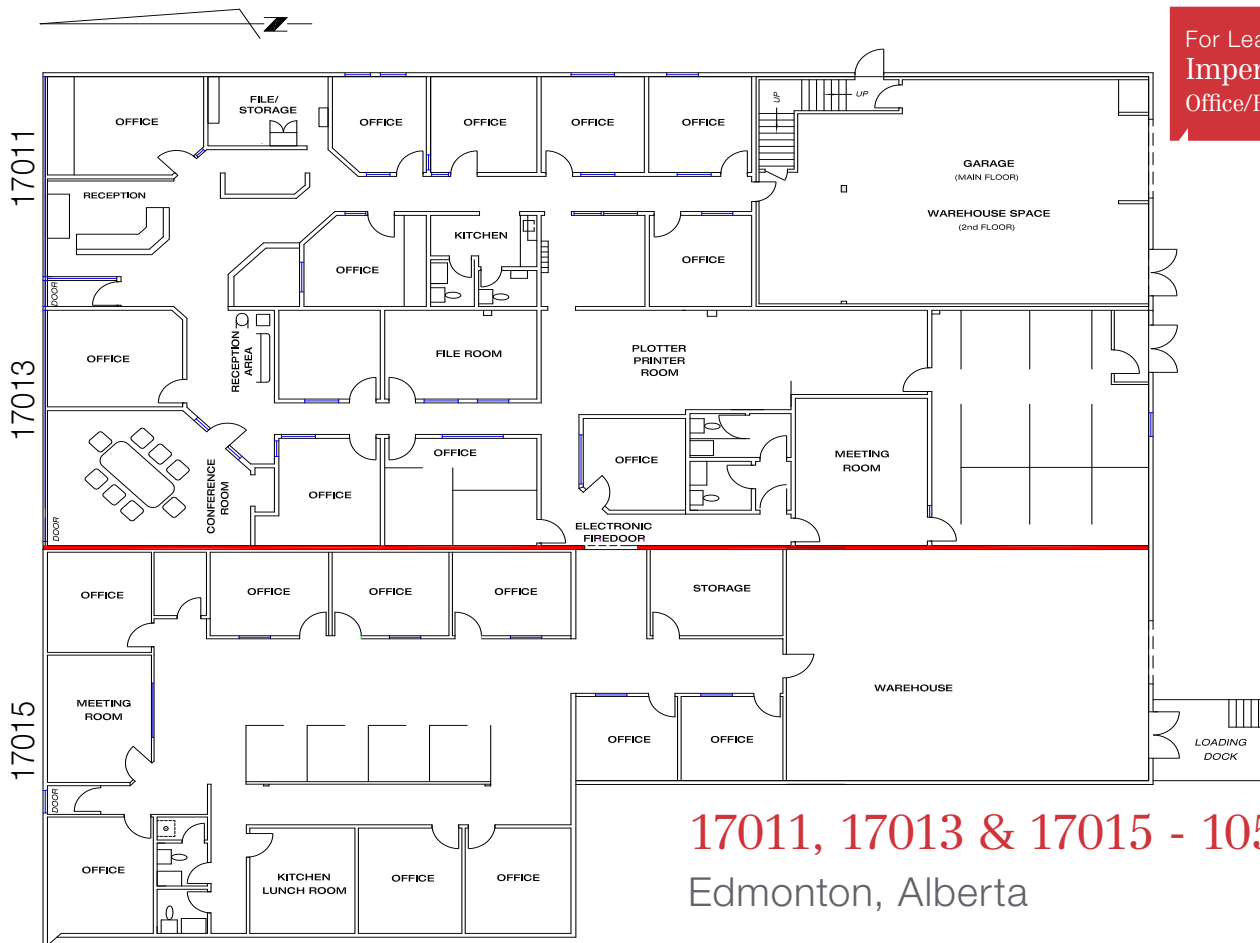
### Kari Martin

780 436 7410  
kmartin@naiedmonton.com

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4601 99 Street NW  
Edmonton, AB T6E 4Y1  
+1 780 436 7410  
[naiedmonton.com](http://naiedmonton.com)

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### Additional Information:

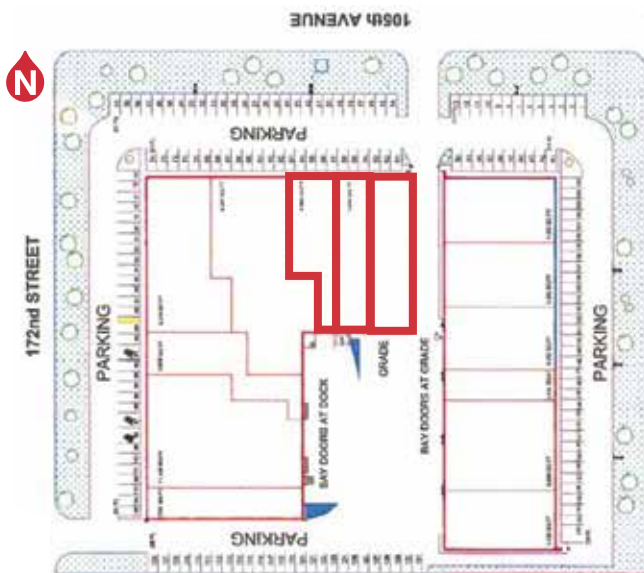
LEGAL DESCRIPTION Plan 7720926, Block 1, Lot 1

ZONING IB (Industrial Business)

AREA AVAILABLE  
 Unit 17011: 3,725 sq.ft.±  
 Unit 17013: 3,725 sq.ft.±  
 Unit 17015: 4,850 sq.ft.±  
 Up to: 12,300 sq.ft.±

NET RENTAL RATE \$10.00/sq.ft./annum  
 on an "as is" basis

OPERATING COSTS \$6.37/sq.ft./annum (2018  
 estimate) includes building  
 insurance, property tax, common  
 area maintenance, management  
 fees and water



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4114-G-CS18

**NAI Commercial**

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NAI Commercial Real Estate Inc.