



**OFFICE & WAREHOUSE SPACE FOR LEASE  
AT PINNACLE PARK**

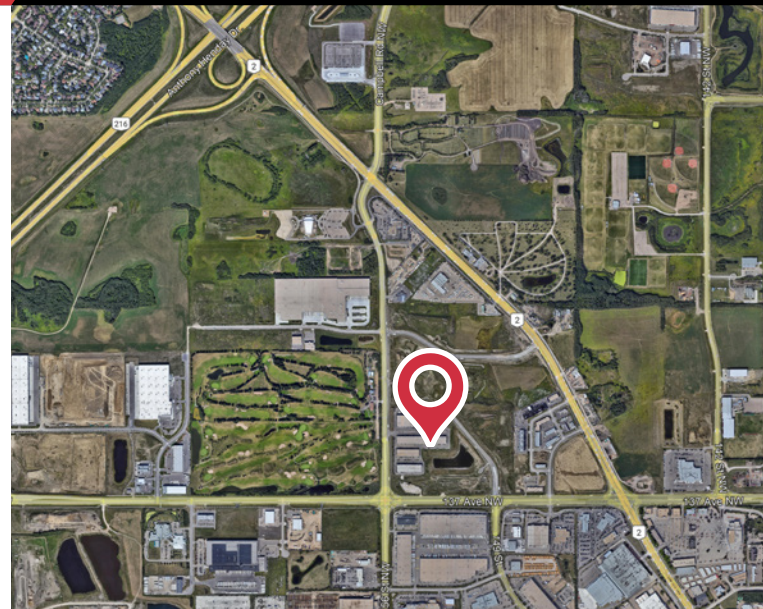
**12,800 SQ.FT. AND UP TO 19,200 SQ.FT.  
CONTIGUOUS**

## 14021/29 – 156 Street

EDMONTON, ALBERTA

### PROPERTY HIGHLIGHTS

- Up to 19,200 square feet available
- Various sizes available with immediate occupancy
- Located just off 137 Avenue and 156 Street with quick access to St. Albert Trail, Yellowhead Trail, and Anthony Henday Drive
- Suitable for manufacturing, transportation & logistics, retail showrooms & more
- Dock and grade loading



### Chad Griffiths

780 436 7414  
cgriffiths@naiedmonton.com

### Kevin Mockford

587 635 2484  
kmockford@naiedmonton.com

### Gordon Lough

587 635 5610  
glough@naiedmonton.com

### Ryan Brown

780 964 8624  
rbrown@naiedmonton.com

### Drew Joslin

780 540 9100  
djoslin@naiedmonton.com



**14021/29 - 156 STREET**  
EDMONTON, ALBERTA

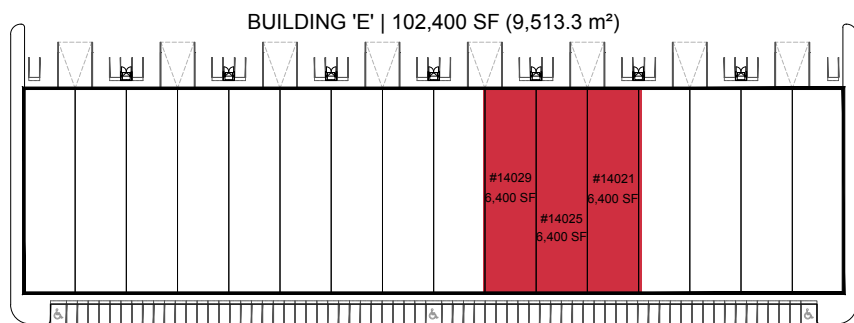
**FOR LEASE**  
**PINNACLE PARK**  
19,200 SQUARE FEET AVAILABLE



**ADDITIONAL INFORMATION**

SIZE	12,800-19,200 sq.ft.±
ZONING	Business Employment (BE)
TYPICAL UNIT	40' x 160'
CEILING	28' clear height
LOADING	Dock and grade available
SPRINKLERS	ESFR
TI ALLOWANCE	Negotiable, Turnkey Option available
LEASE RATE	\$9.50/sq.ft./annum
OPERATING COSTS	\$5.30/sq.ft./annum (2024 estimate) Includes the Tenants proportionate share of Property Tax, Common Area Maintenance (excluding Management Fees)

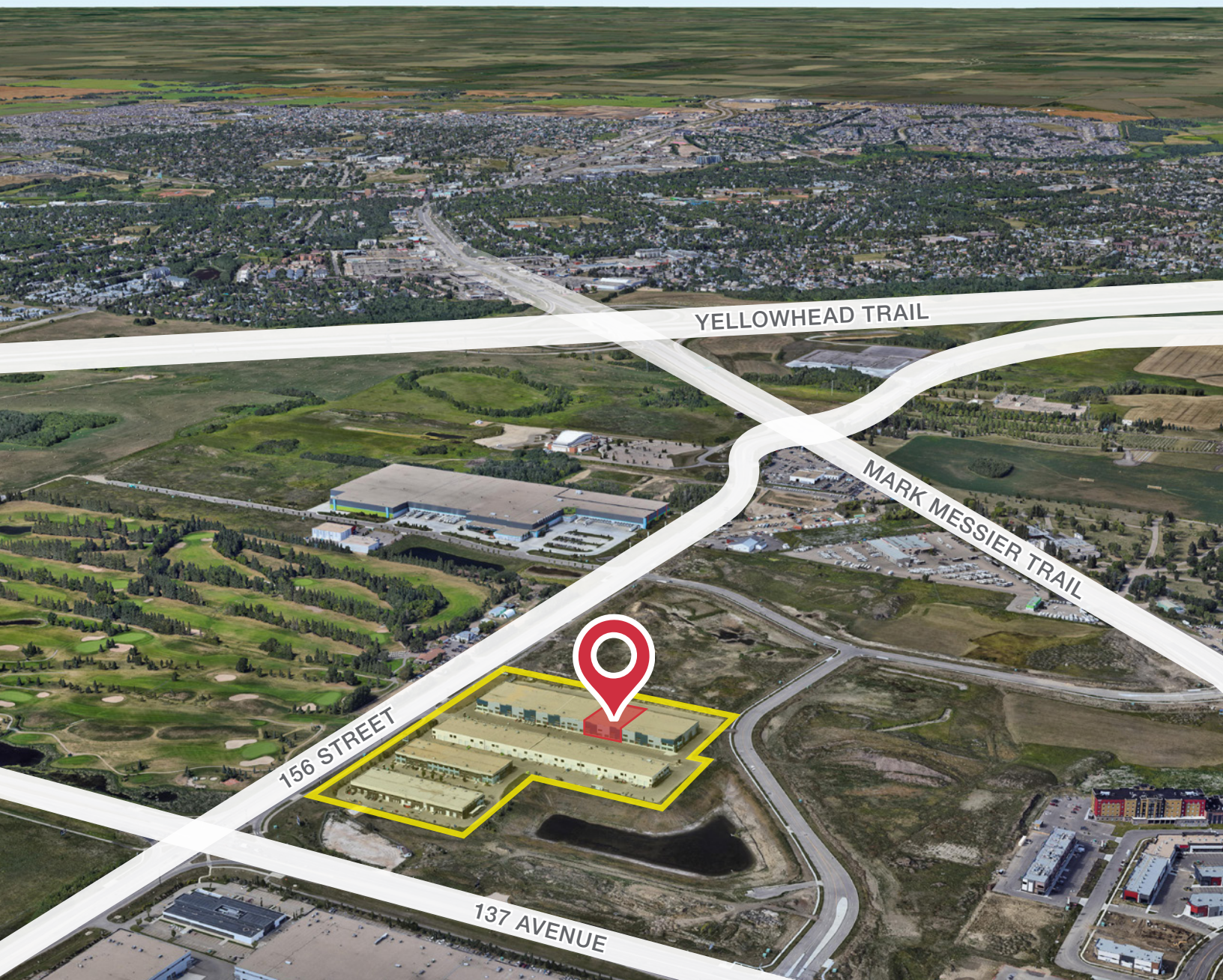
- Quick access to main arteries
- On-site parking
- Immediate Occupancy
- Variety of bay sizes available
- IB zoning
- Dock and grade loading



5804 CG24

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EDMONTON, ALBERTA

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