

FOR LEASE

HARMONY PLAZA

NAI Commercial



 **131,143**
POPULATION

 **107,899**
EMPLOYEES

 **7,784**
BUSINESSES

 **\$4.12M**
TOTAL CONSUMER
SPENDING

 **\$67,647**
AVERAGE HOUSEHOLD
INCOME

2025 COSTAR DEMOGRAPHICS WITHIN 10KM RADIUS

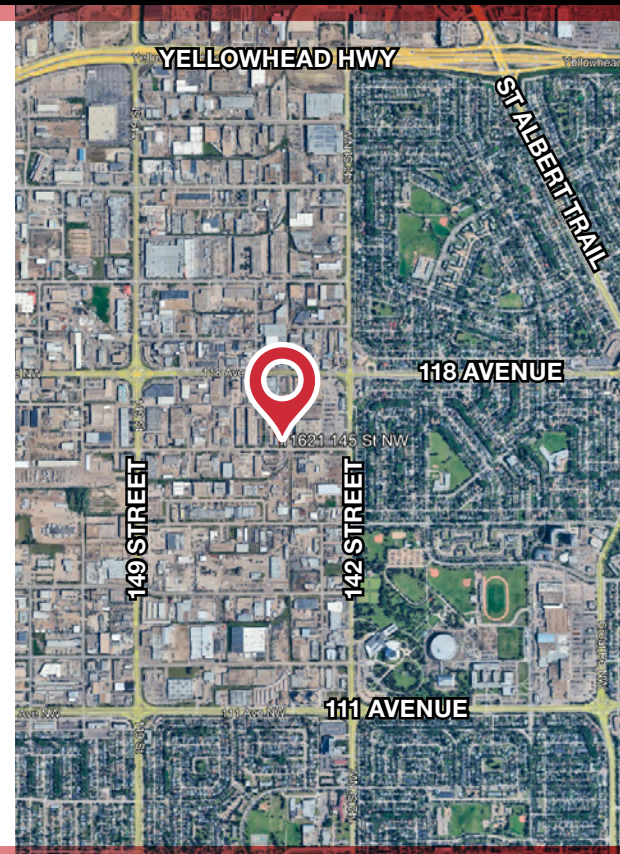
11613/21/41 - 145 STREET | EDMONTON, AB | MULTIPLE INDUSTRIAL BAYS

PROPERTY HIGHLIGHTS

- Opportunity to lease office/warehouse in well-established industrial park bordering significant residential population
- All units include nicely developed offices and are demised as follows:
 - o 11613 - 2,498 sq.ft. ± with reception area, 3 offices, open bullpen/showroom, kitchenette and grade loading warehouse
 - o 11621- 3,318 sq.ft.± with 5 offices, boardroom, kitchenette and grade loading warehouse
 - o 11641 - 2,995 sq.ft. ± with 2 large offices, boardroom, open bullpen/showroom, kitchenette and grade loading warehouse
- Telus Fibre internet
- Located just off 142 Street and 118 Avenue, with easy access to Yellowhead Trail

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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ADDITIONAL INFORMATION

AREAS AVAILABLE	Unit 11613 - 2,498 sq.ft. Unit 11621 - 3,318 sq.ft. Unit 11641 - 2,995 sq.ft.
LEGAL DESCRIPTION	Lot 43, 44 - Block 8 - Plan 129RS
ZONING	IM
AVAILABLE	Immediately
CEILING HEIGHT	14' clear
HEATING	HVAC rooftop unit with AC
POWER	100 amp (TBC)
PARKING	Paved surface stalls
LOADING	Grade
NET LEASE RATE	\$11.00/sq.ft./annum
OPERATING COSTS (2025 estimate)	\$6.69/sq.ft./annum Includes common area maintenance, property tax, building insurance and management fees



11621



11621



11621



11613



11641



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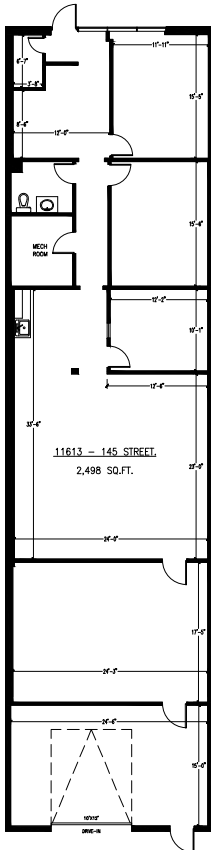


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FLOOR PLANS

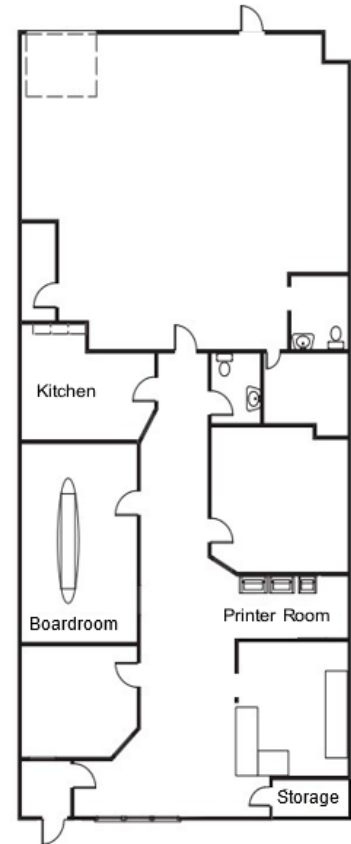
UNIT 11613 - 2,498 SF±



UNIT 11621 - 3,318 SF±



UNIT 11641 - 2,995 SF±



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