

For Sublease

Midtown Business Centre

Units 8 & 9, 11326 119 Street | Edmonton, AB

±3,110 SF grade loading bay

- Bright, modern bay with lots of natural light
- End cap with grade and double door loading
- Central location, easy access to Yellowhead Trail

For more information contact:

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Associate Vice President

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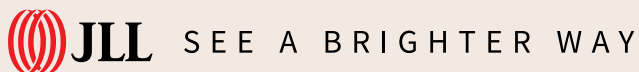
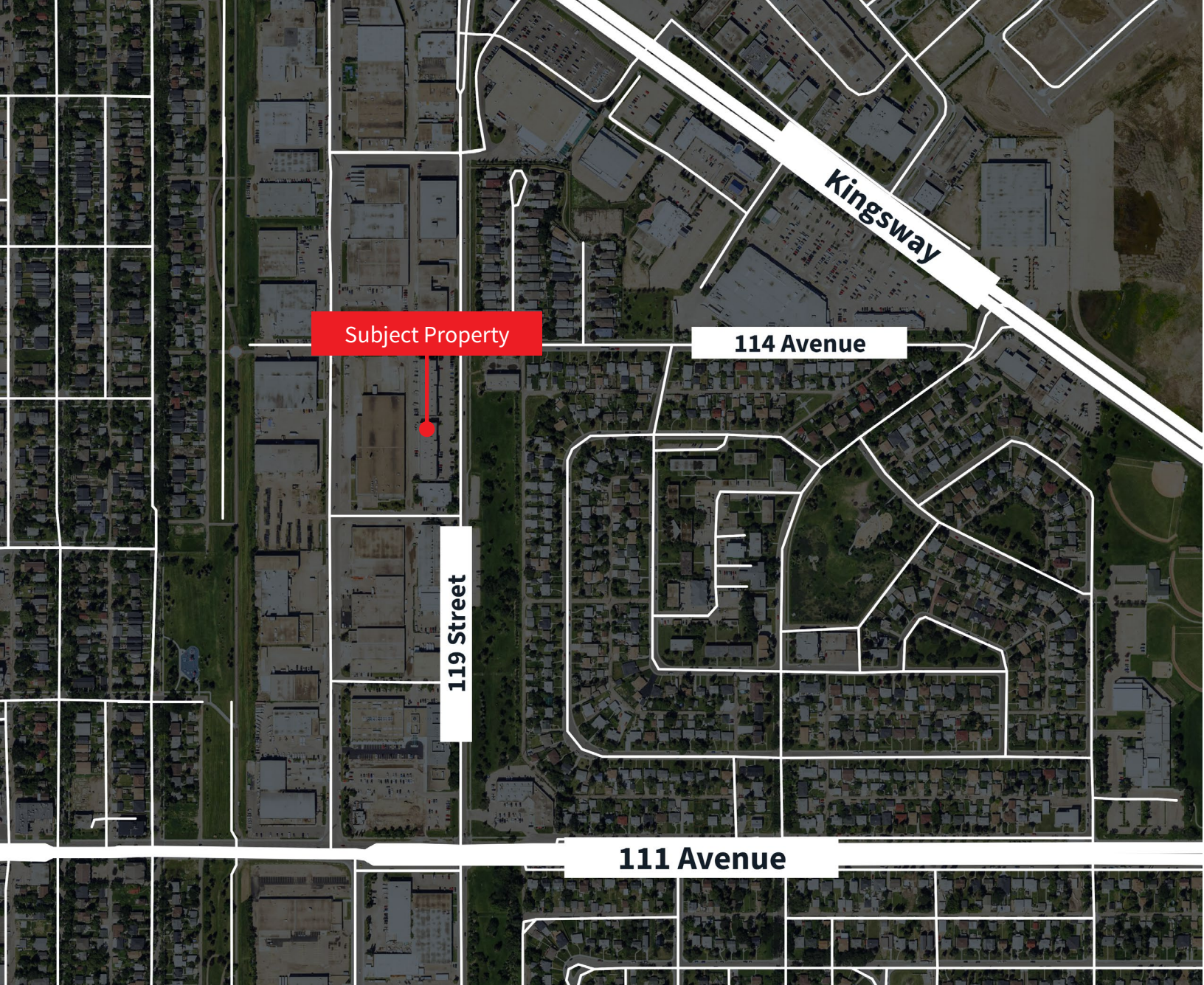


Property Details

Municipal Address	Units 8 & 9, 11326 119 Street
Zoning	BE - Business Employment
Availble Area	3,110 SF
Year Built	2014
Construction	Precast Concrete & Structural Steel
Bay Depth	64'
Power	TBD
Ceiling Height	23'5"
Heating	HVAC and gas furnace
Lighting	LED

Sprinklered	Yes
Loading	(1) 10' x 12' Grade door
Lease Rate (PSF)	\$14.25
Op. Costs (PSF)	\$9.73
Sublease Expiry	December 30, 2028
Occupancy	30 Days notice





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