

HARMONY PLAZA

SMALL BAY FOR SUBLEASE

11646 145 STREET, EDMONTON, AB



2 STOREY OFFICE WITH WAREHOUSE

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PROPERTY HIGHLIGHTS

2,400 SF FLEX BAY

- Modern finishes throughout 2 storey office
- Grade loading
- 1,300 SF warehouse
- Head lease available upon request

PROPERTY FEATURES

Municipal Address:	11646 145 Street NW, Edmonton, AB	Clear Height:	16' Clear
Market:	West Edmonton	Lease Rate:	Please Contact Listing Agent(s)
Leasable Area:	Main Floor Office: 550 SF Second Floor Office: 550 SF Warehouse: 1,300 SF Total: 2,400	Operating Cost:	\$7.81
Power:	100 AMP, 120/240 Volt 3 phase - TBC	Availability:	Negotiable
Loading Door:	(1) 12'x14' Grade	Sublease Rate:	\$9.00 /SF
Lighting:	LED	Sublease Expiry:	May 30, 2027

