



For Lease

Alberta Park

163 Street - 114 Avenue | Edmonton, AB

±6,043 SF to ±30,490 SF Availabilities

- Showroom and office space with dock loading, cranes, and ongoing building improvements
- 114 Avenue and 163 Street exposure with close proximity to Yellowhead Highway and Anthony Henday

For more information contact:

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 **JLL** SEE A BRIGHTER WAY



1

11445 163 Street

±30,490 SF | (3) Dock doors
Lease Rate: \$7.00 | Op. Costs: \$5.98
Occupancy: Immediate

2

11425 163 Street

±6,043 SF | (1) Dock doors
Lease Rate: \$9.50 | Op. Costs: \$5.98
Occupancy: April 1, 2025

3

11417 163 Street

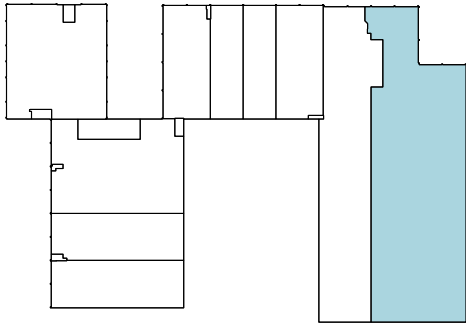
±7,297 SF | (1) Dock doors
Lease Rate: \$9.50 | Op. Costs: \$5.98
Occupancy: April 1, 2025

4

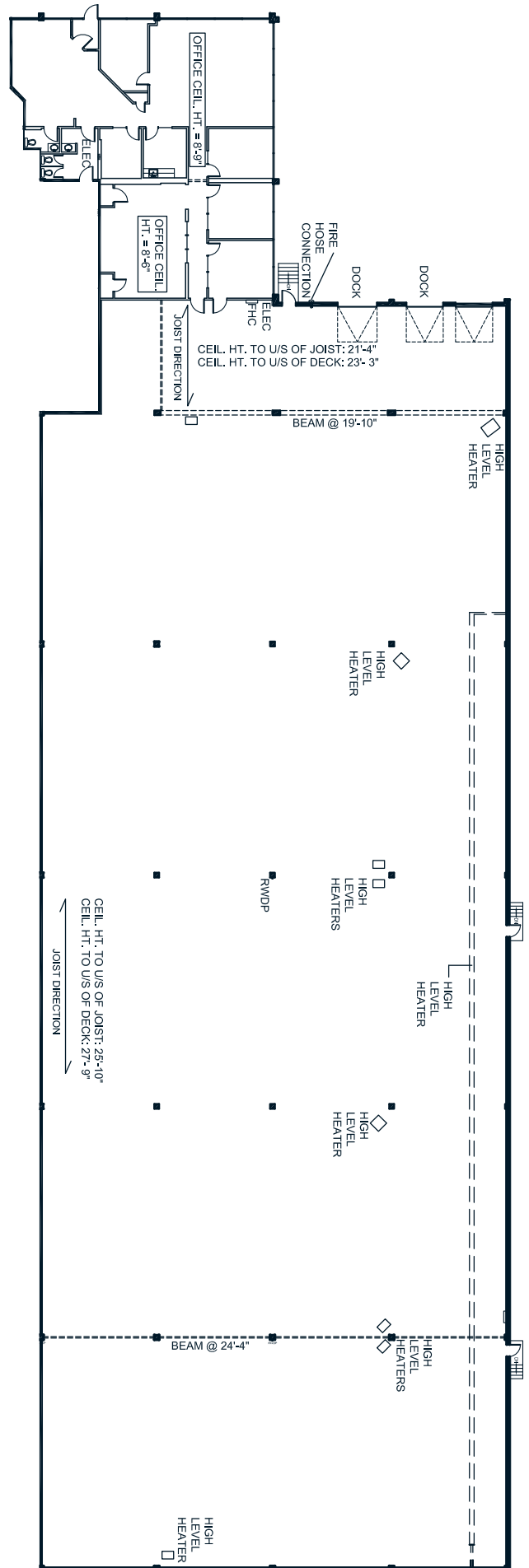
16208 - 16216 114 Avenue

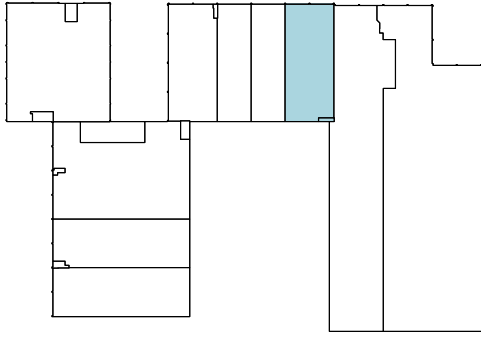
±15,358 SF | (3) Dock doors
Lease Rate: \$9.50 | Op. Costs: \$5.98
Occupancy: Negotiable



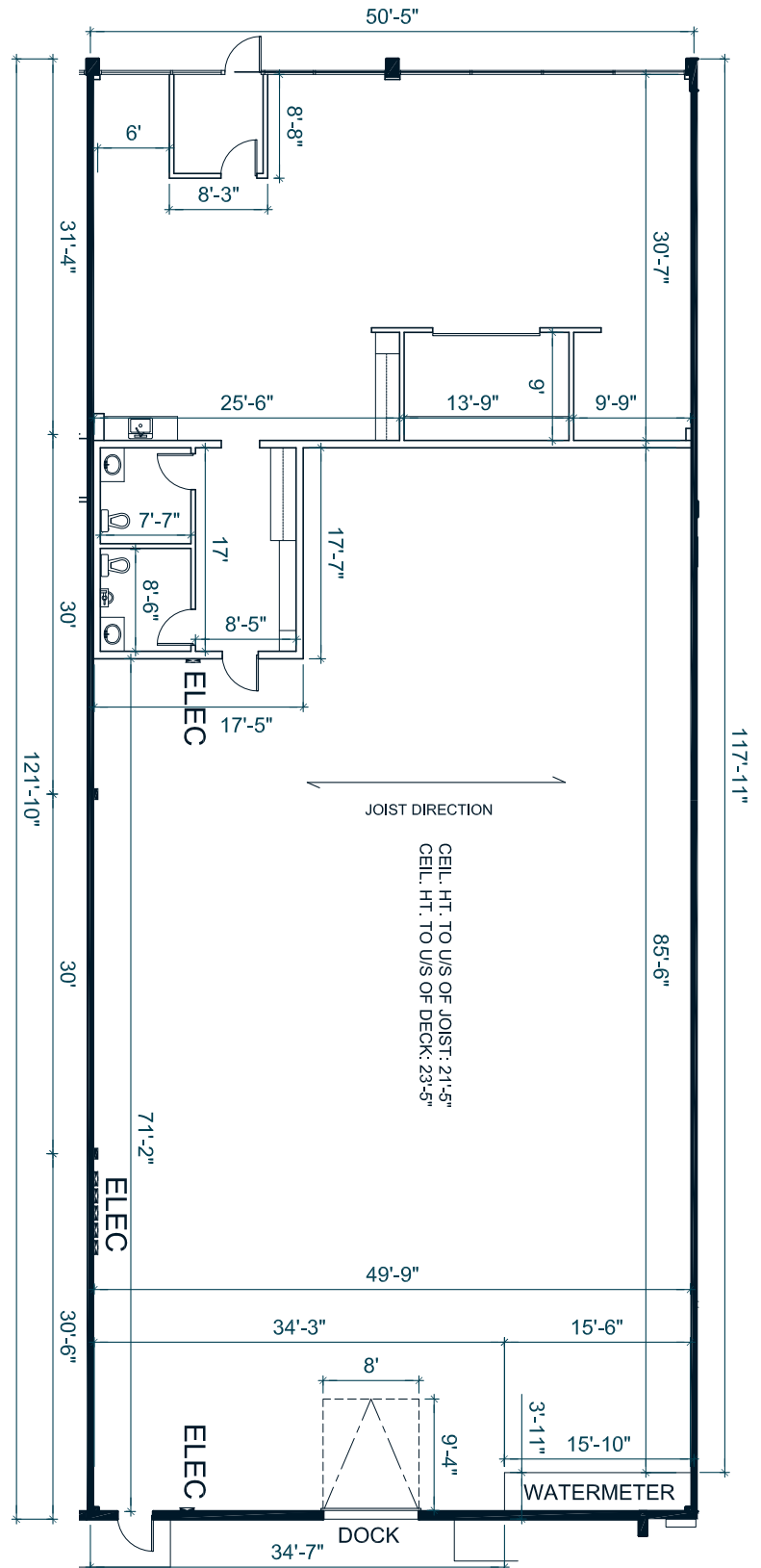


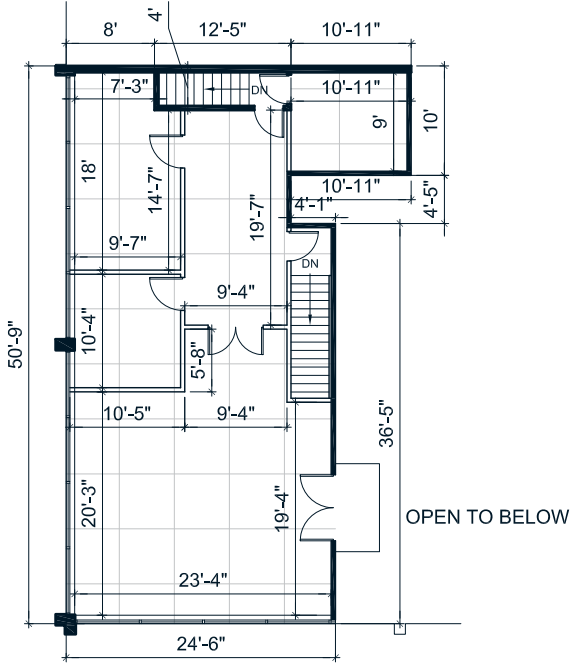
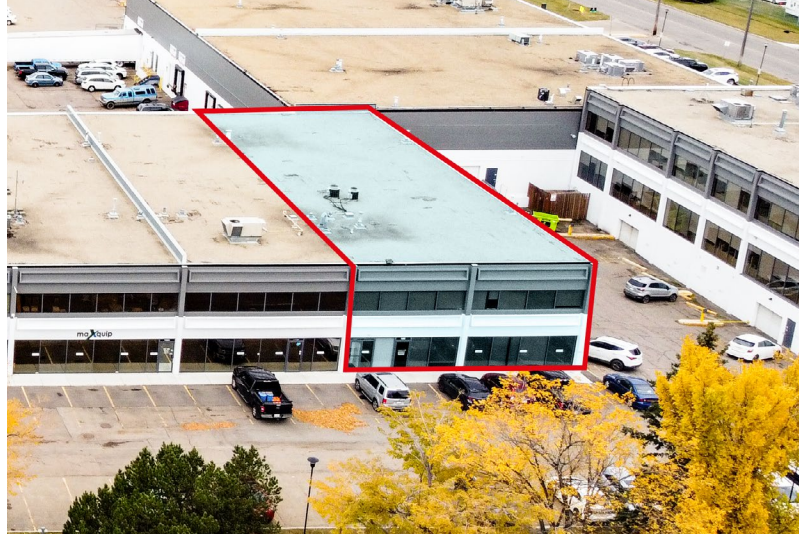
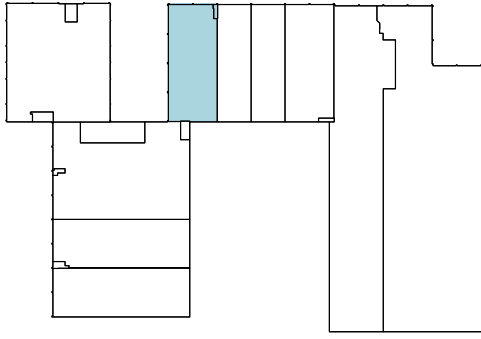
Municipal Address	11445 163 Street
Available Area	±30,490 SF
Zoning	BE - Business Employment
Year Built	1981
Column Grid	24'9" x 50' & 25' x 50'
Bay Depth	249'7"
Power	800 amp (TBC by Tenant)
Ceiling Height	25'10" (under joist)
Heating	Forced air
Lighting	Upgrades ongoing
Internet	Fibre available
Sprinklered	Yes
Loading	(3) Dock doors
Parking	Scramble
Signage	Fascia
Lease Rate (PSF)	\$7.00
Op. Costs (PSF)	\$5.98
Occupancy	Immediate





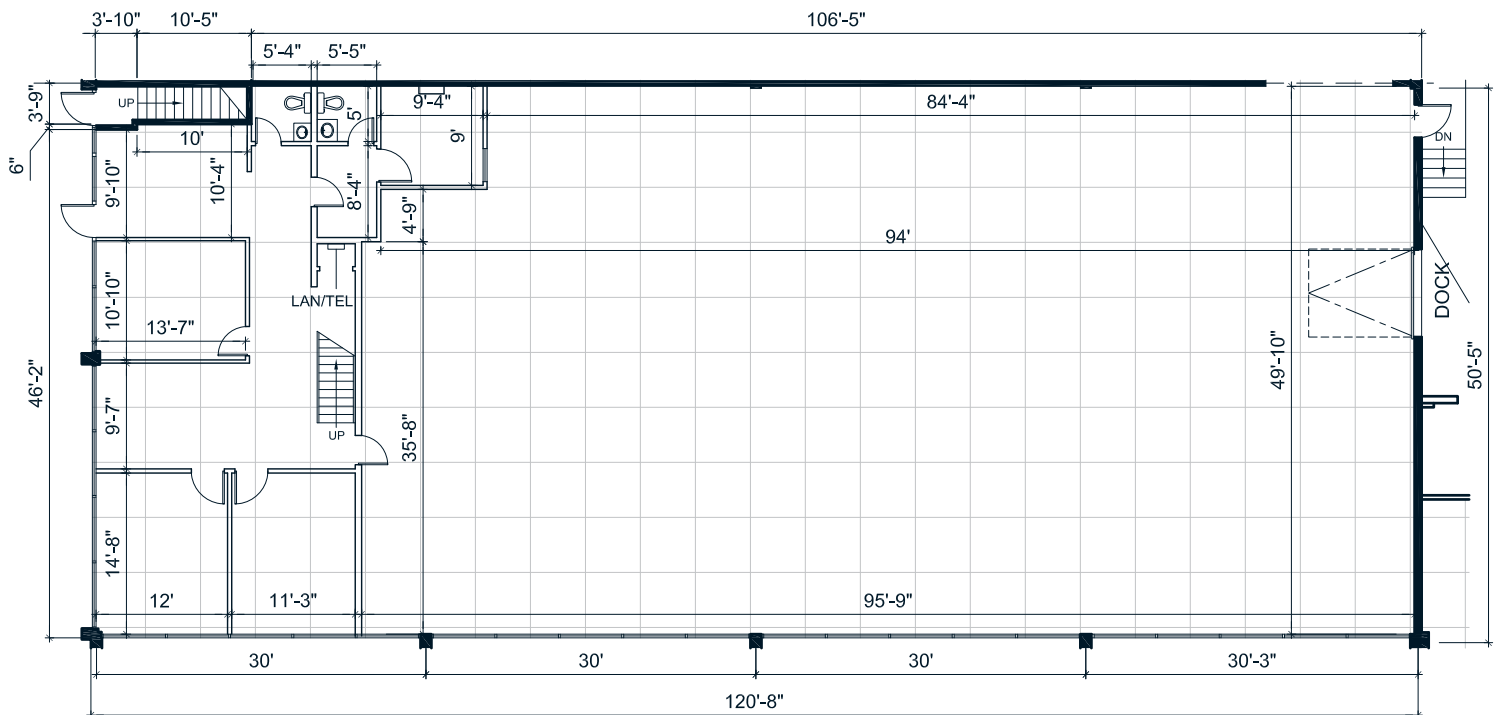
Municipal Address	11425 163 Street
Available Area	Showroom/Office: ±1,884 SF Warehouse: ±4,159 SF Total: ±6,043 SF
Zoning	BE - Business Employment
Year Built	1981
Power	600 Amp (TBC by tenant)
Ceiling Height	21' 5"
Heating	HVAC Forced air
Lighting	LED
Loading	(1) Dock loading
Parking	Scramble
Lease Rate (PSF)	\$9.50
Op. Costs (PSF)	\$5.98
Occupancy	April 1, 2025

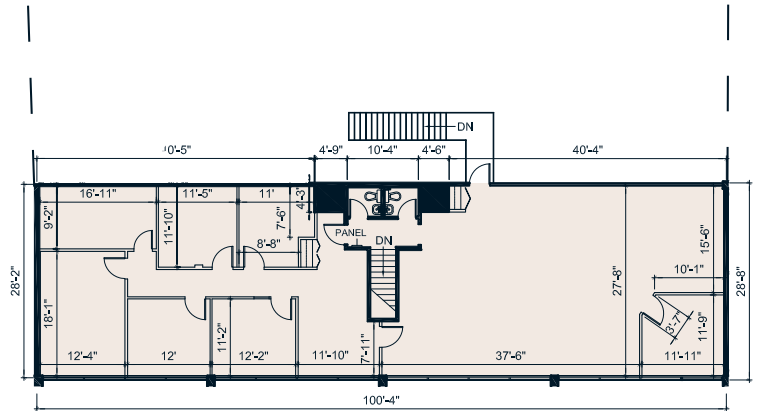
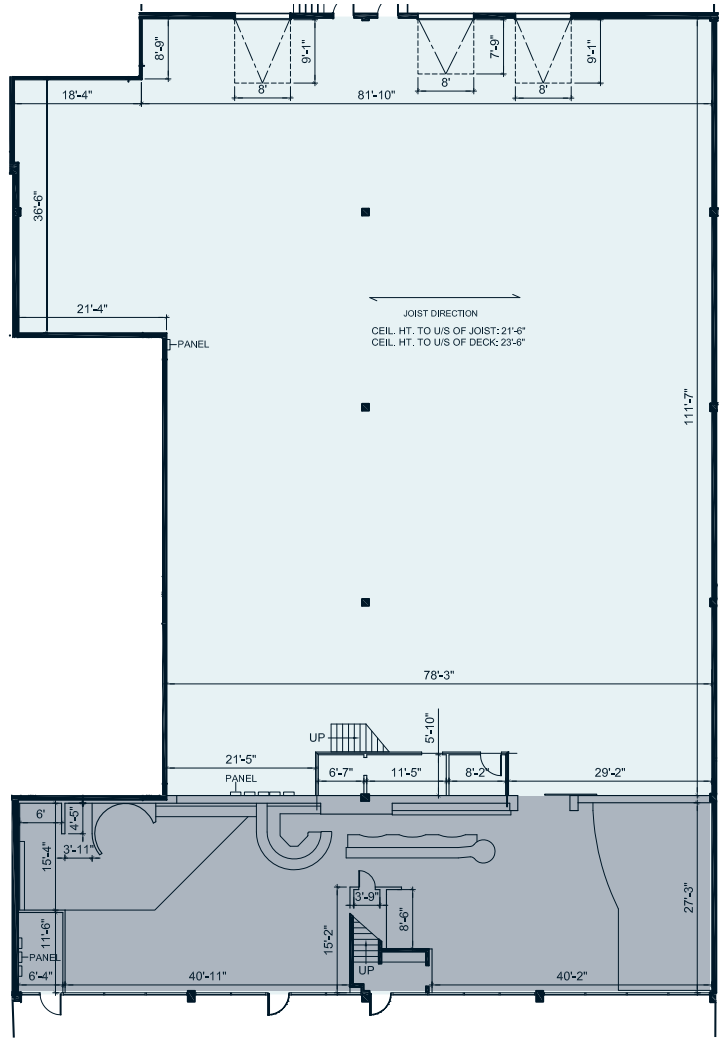
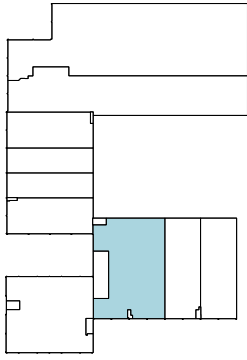




TENANT MEZZANINE

Municipal Address	11417 163 Street
Available Area	Office main floor: ±1,287 SF Office mezzanine: ±1,249 SF Warehouse: ±4,761 SF Total: ±7,297 SF
Zoning	BE - Business Employment
Power	200 Amp (TBC by tenant)
Ceiling Height	21' 5"
Heating	HVAC Forced air
Lighting	LED
Loading	(1) Dock loading
Parking	Scramble
Lease Rate (PSF)	\$9.50
Op. Costs (PSF)	\$5.98
Occupancy	April 1, 2025



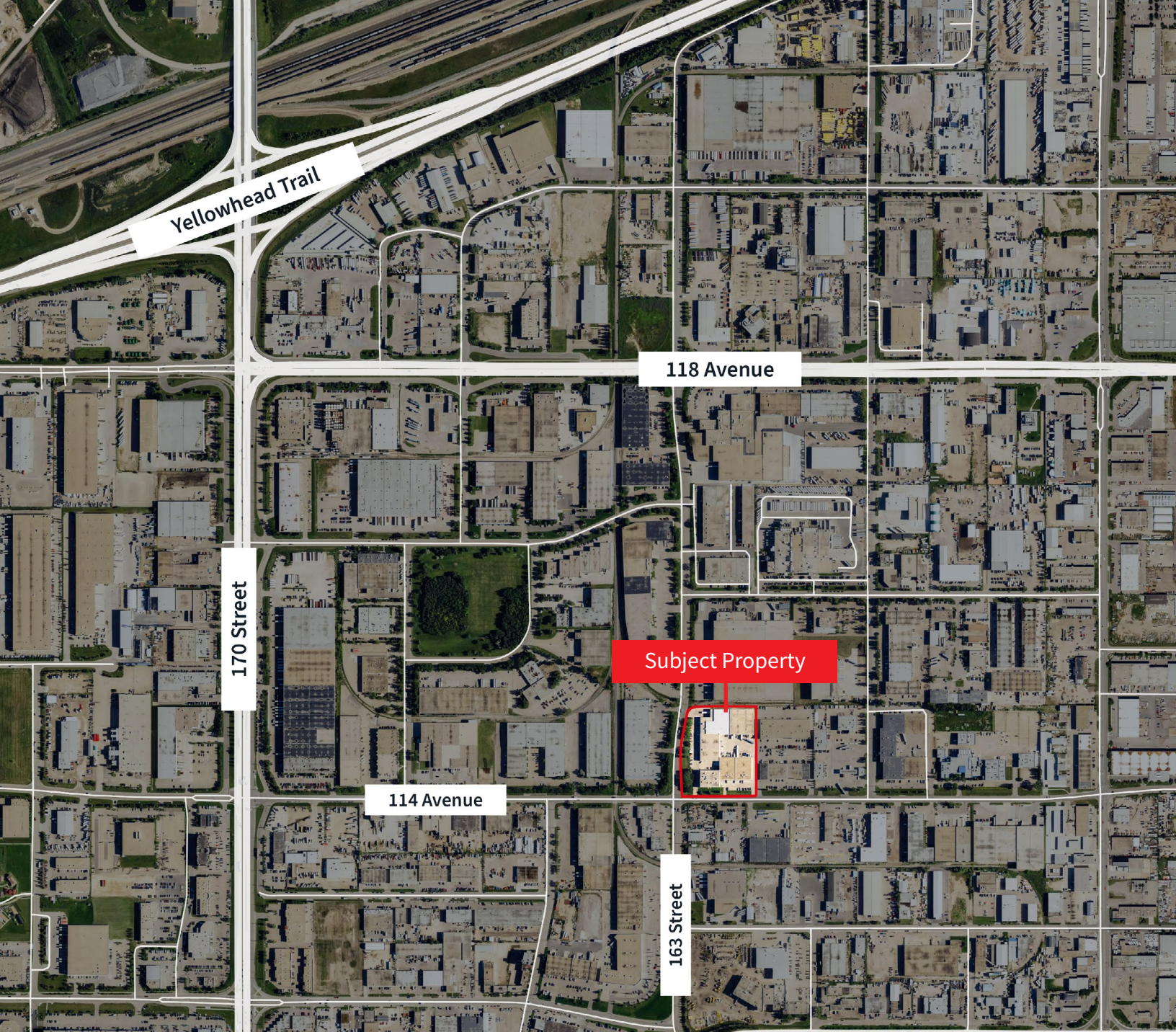



Municipal Address	16208 - 16216 114 Avenue
Available Area	±2,948 SF - Showroom ±9,570 SF - Warehouse ±2,840 SF - 2nd Floor Office ±15,358 SF - Total
Zoning	BE - Business Employment
Year Built	1981
Bay Depth	111'7"
Power	800 Amp (TBC by Tenant)
Ceiling Height	21'6" (under joist)
Heating	Forced air
Lighting	LED (warehouse)
Internet	Fibre available
Sprinklered	No
Loading	(2) 8' x 9' Dock doors - one with leveler (1) 8' x 8' Dock door
Cranes	(1) 3-Ton, (1) 2-ton & (1) 1-ton bridge cranes
Parking	Scramble
Signage	Fascia
Lease Rate (PSF)	\$9.50
Op. Costs (PSF)	\$5.98 (2024)
Occupancy	Negotiable



Legend

- Showroom:** ±2,948 SF
- Warehouse:** ±9,570 SF
- 2nd floor Office:** ±2,840 SF



 **JLL** SEE A BRIGHTER WAY

This institutionally managed warehouses provide tenants the opportunity to lease flexible showrooms with heavy power, dock loading warehouses, cranes and second floor office spaces.

This unique showroom warehouse designs are suitable for both retail and industrial uses, as well as manufacturing and distribution uses.



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