

FOR LEASE

15108 118 AVENUE



4,668 SQUARE FEET OF SECOND FLOOR OFFICE



Six private offices, conference room, staff lunch room, and two washrooms



Building signage available



Economical space with ample parking



Quick access to Yellowhead Trail and 118 Avenue

David St. Cyr

Principal

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**AVISON
YOUNG**

15108 118 AVENUE

LEGAL DESCRIPTION
Plan 9422876; Block 19; Lot 7

SITE SIZE
4,688 sf

ZONING
IM - Medium Industrial

RENTAL RATE
From \$3,000/month which includes
all utilities and operating costs

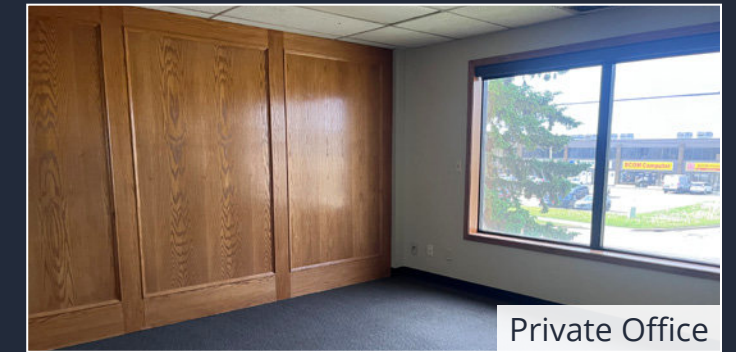
TERM
Minimum one (1) year term



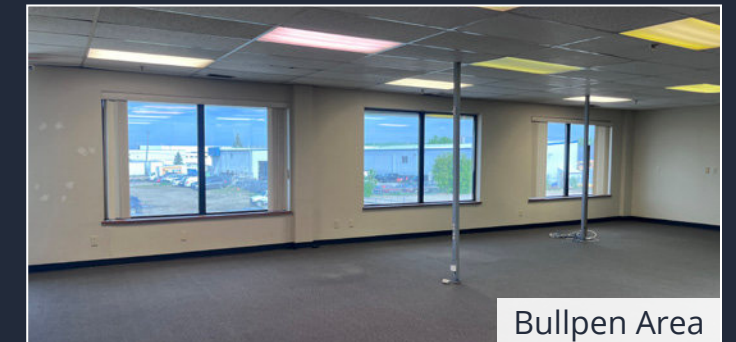
Bullpen Area



Bullpen Area



Private Office



Bullpen Area

**Perfect for non-profits
or project based
teams looking for
functional and cost
effective office space**

IM zoned office space can be used for
professional, management, administrative,
consulting, or financial services such as:

 Architecture and consulting

 Tech companies/IT

 Project management

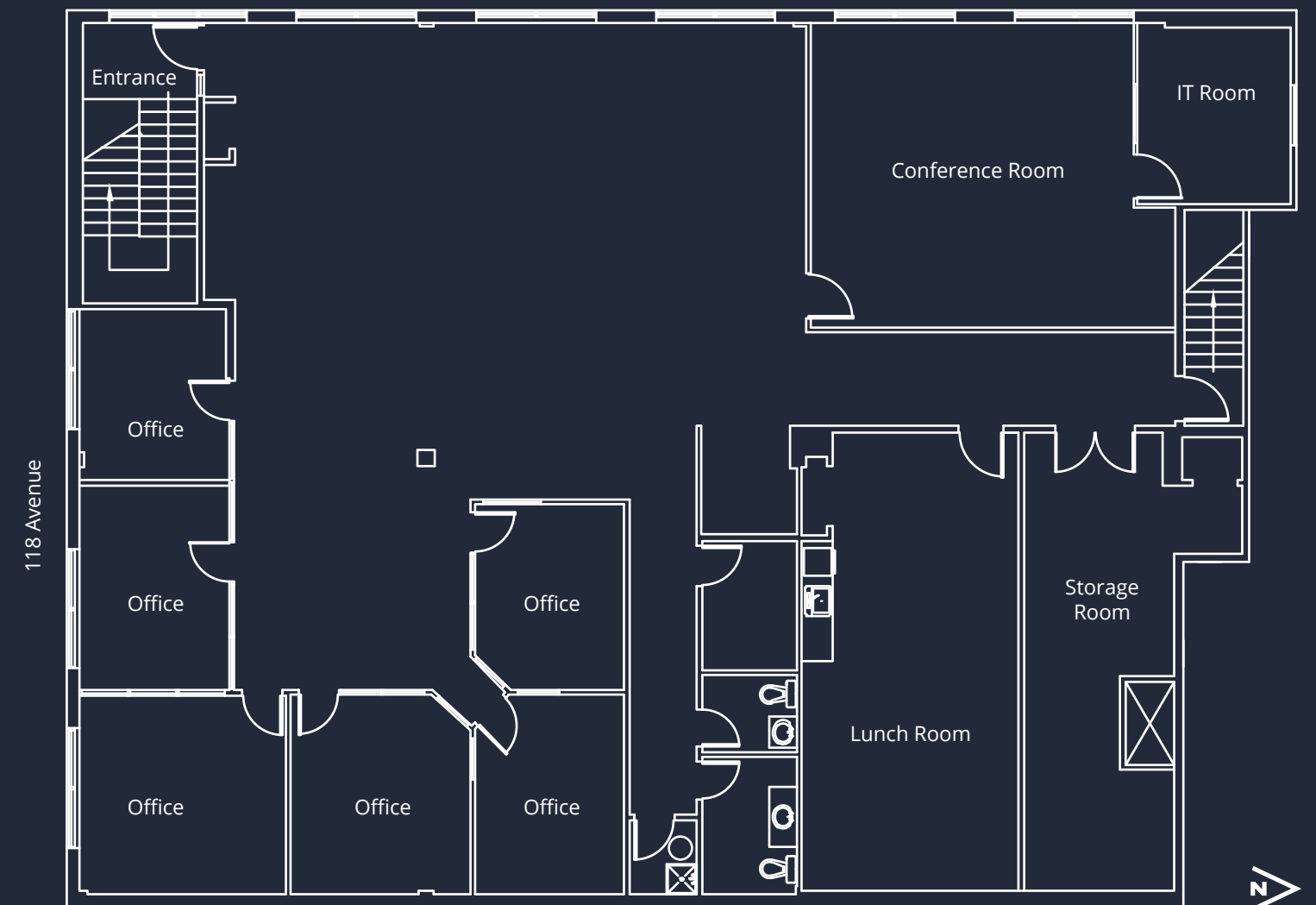
 Constructions or trades office

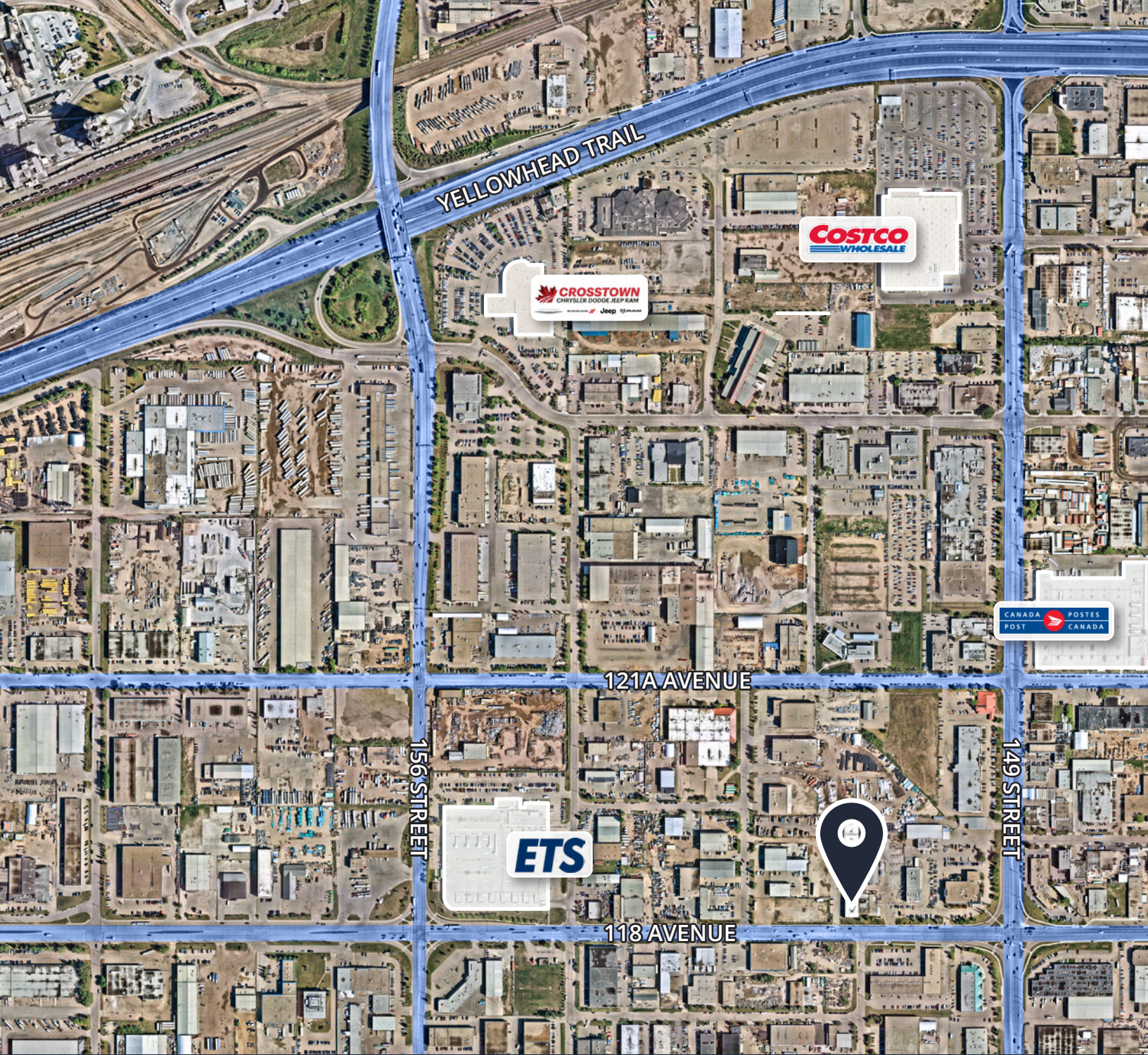


Lunch Room



Private Offices





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