

For Lease



OFFICE SPACE

14065 VICTORIA TRAIL NW
EDMONTON, ALBERTA



HIGHLIGHTS

- Major office & retail plaza located on the intersection of Victoria Trail & 139 Ave NW
- HVAC less than 5 years old
- Parking is free flow with 358 stalls
- Tenant improvement allowance negotiable

PROPERTY DESCRIPTION

Base Rent:	\$12.00 psf
Op Costs & Taxes:	\$16.41 psf est. utilities included
Size:	Unit 204: 823 sq ft Unit 209: 1,000 sq ft
Centre Size	95,076 sq ft
Parking:	358 surface stalls

BUILDING DETAILS



HVAC

Hours

Tenant

Dependant



Roof

Built Up

Asphalt



Traffic

Count

15,000



Neighbourhood

Bannerman



Zoning

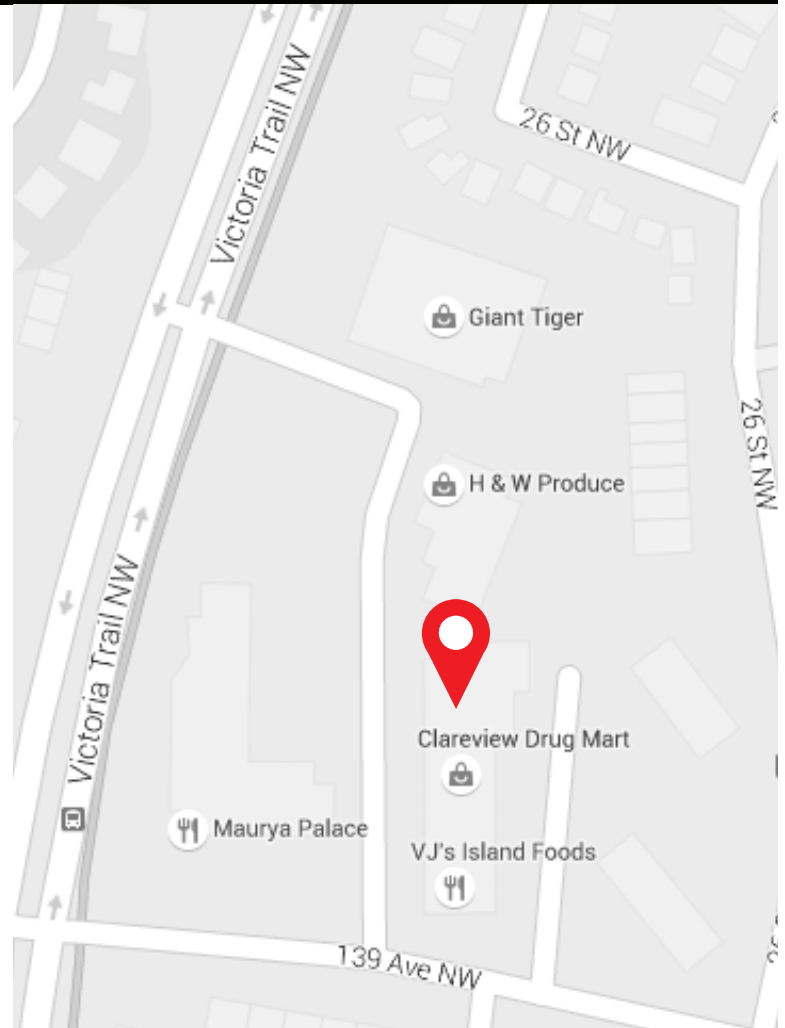
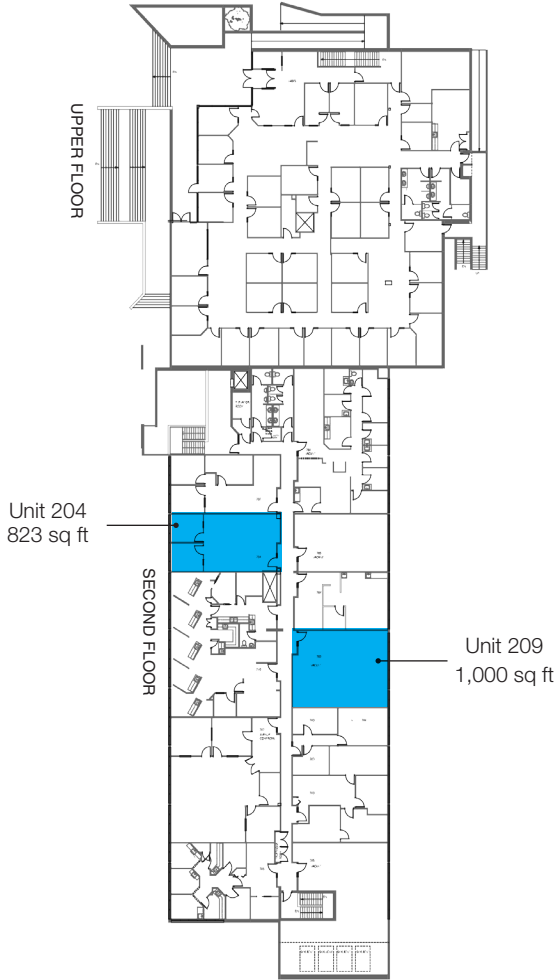
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AVENUE | Commercial
Real Estate Solutions

LOCATION

14065 Victoria Trail NW, Edmonton, Alberta



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