

Size  
UP TO  
23,848 SF

Quick Access  
ANTHONY HENDAY  
YELLOWHEAD HIGHWAY

Leasing Available  
IMMEDIATELY



**FOR LEASE**

CENTURY POINT | EDMONTON

## YORK REALTY

In the world of real estate development, York Realty stands out. Our timelines are quick, our spaces are truly turnkey, and our leases are simple and only as long as they need to be. Founded in Edmonton, Alberta in 1985, York Realty is a privately held, family-owned business built on grit, hard work and follow-through.

Our tight-knit team is tenacious, responsive and more than a little competitive. We will outwork other developers to get the best clients, connect them with the right properties and support their growth. As a company, York aims to make the process as effortless as possible for both brokers and tenants leasing space.

## OUR VALUES

- Challenge the status quo
- Do what you say
- Do the right thing for our clients
- Respond quickly
- Elevate each other



FOR MORE  
INFORMATION  
CONTACT

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# LOCATION

17520 111 Avenue NW  
Edmonton, AB

## PROXIMITY

Located in proximity to multiple automotive dealerships and distribution centres, with 6,015 businesses within a 5-kilometer radius. This area also has lots of local restaurants and dining options, as well as being only an 11-minute drive (5.3KM) to West Edmonton mall

## ACCESS

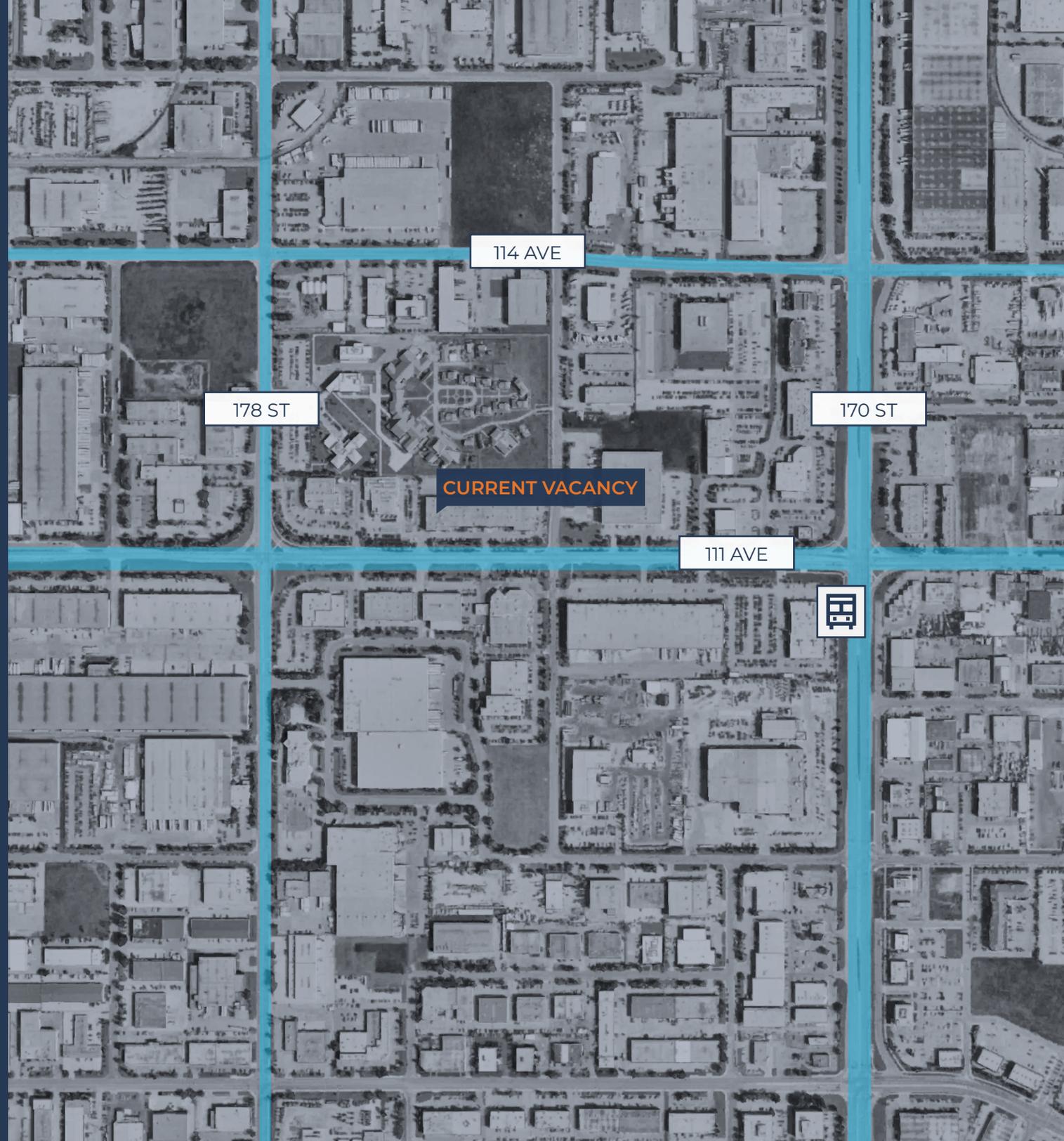
Location is easily accessible from the Yellowhead Highway as well as the Anthony Henday. Only a 32 minute drive (42.5 km) from the Edmonton International Airport and a 4-minute (300m) walking distance to the nearest bus stop.

 → 300m  
Nearest bus stop

 ↓ 42.5km  
Edmonton International Airport

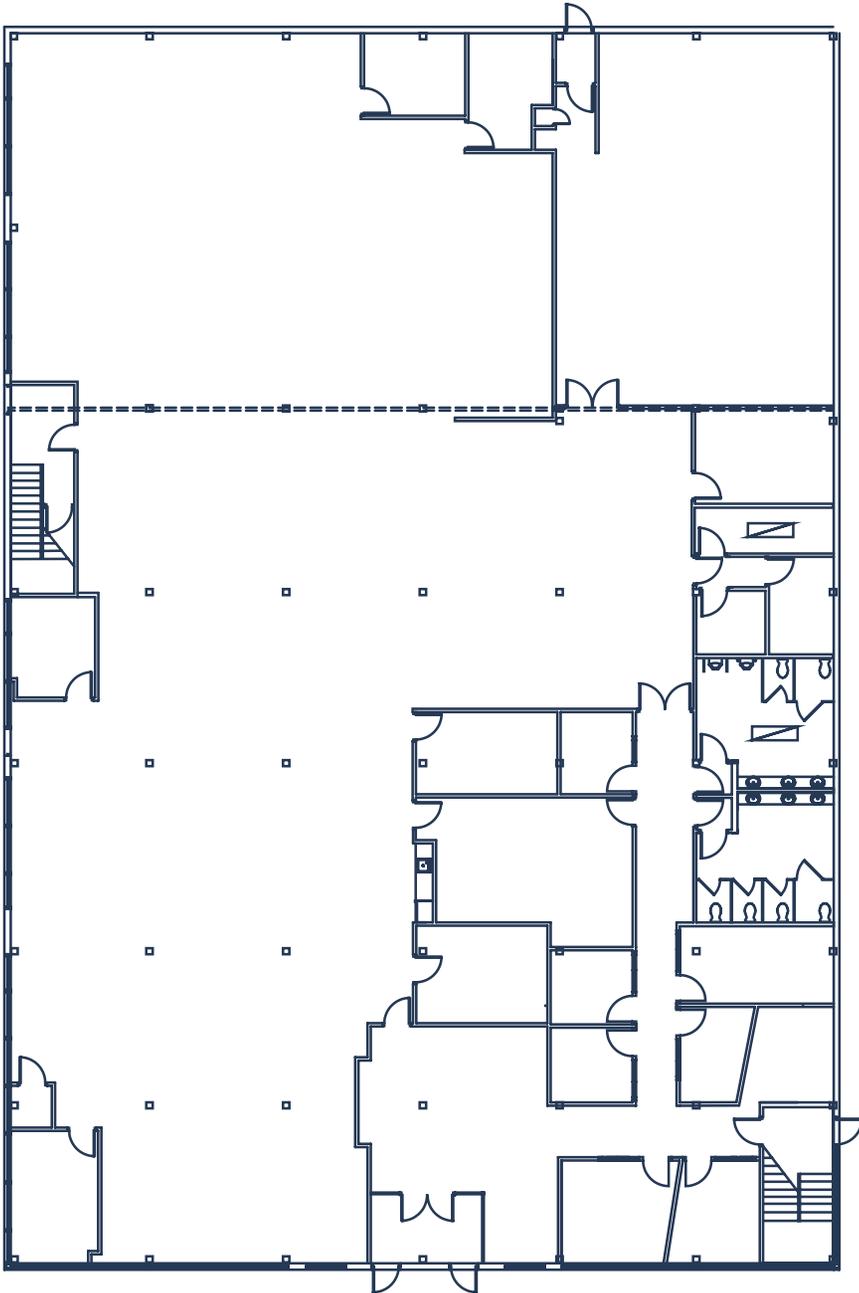
 ↑ 7.4km  
Yellowhead Highway

 ← 4.4km  
Anthony Henday

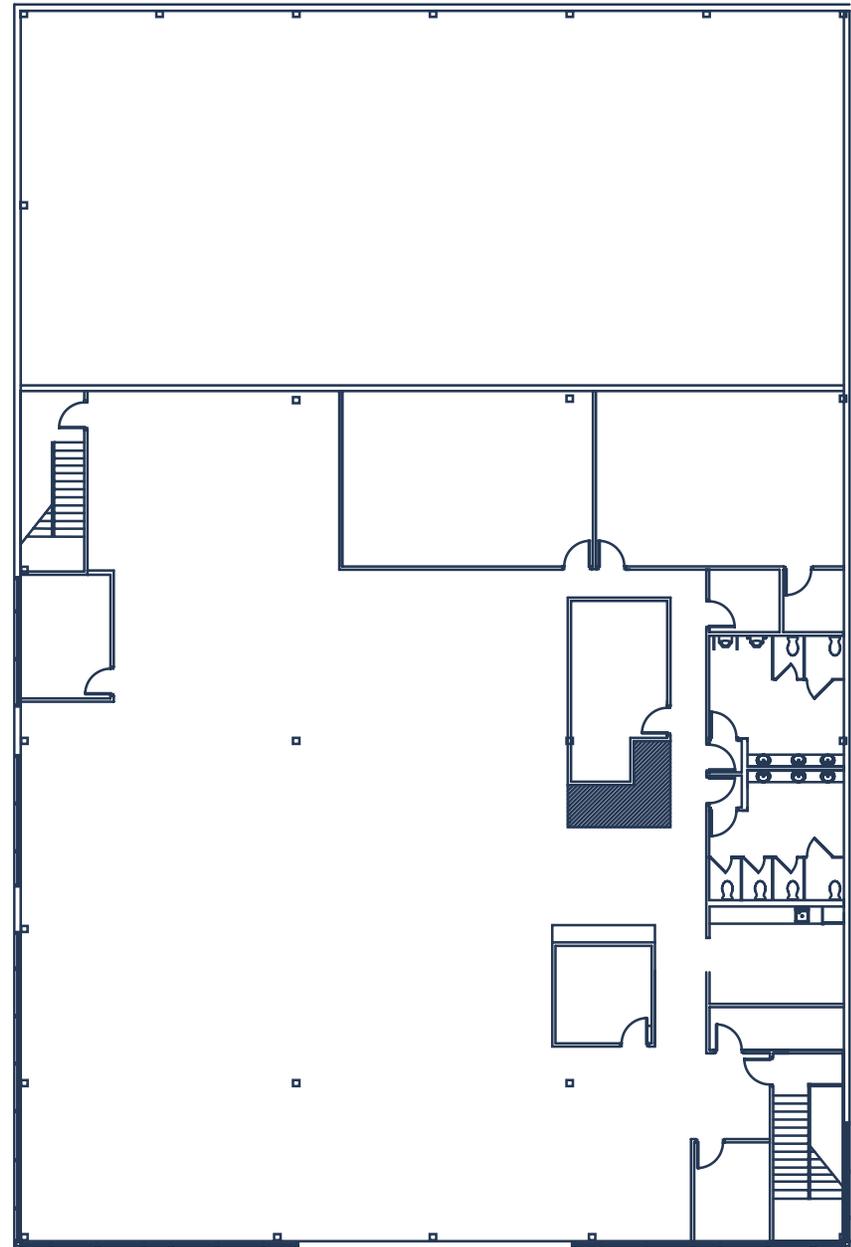


# SITE PLAN

Current plan



MAIN FLOOR



SECOND FLOOR



# BUILDING

17520 111 Avenue NW  
Edmonton, AB

## LEASE RATE

Market

## OP COSTS

\$6.98 PSF  
(2026 estimate)



**HEATING**  
Rooftop HVAC



**ZONING**  
IB  
Industrial Business



**FIRE SUPPRESS**  
Sprinkler



**PARKING**  
Available



**CONSTRUCTION**  
Concrete & Steel



**AVAILABLE**  
Up to 23,848 SF



**FIBRE OPTICS**  
Available



**YEAR BUILT**  
2005



**INTERIOR**  
Suspended  
Acoustic Tile



**LIGHTING**  
LED



**LOADING**  
Grade Doors  
To Be Added

