

# Century Point

17508 111 Ave Edmonton, AB

# FOR LEASE

Office / Warehouse



## PROPERTY HIGHLIGHTS

- Located on 111 Avenue NW
- Quick access to Yellowhead Trail, Anthony Henday, and 170 Street
- Proximity to multiple automotive dealerships and distribution centres
- 6,015 businesses within a 5-kilometer radius
- Fibre optics available within the property
- Available immediately

**MIGUEL MARTINEZ**  
Special Projects Manager

780.421.4000  
miguel@yorkrealty.ca

Canadian Western Bank Place  
Suite 1622, 10303 Jasper Ave  
Edmonton, Alberta T5J 3N6

[YORKREALTY.CA](http://YORKREALTY.CA)

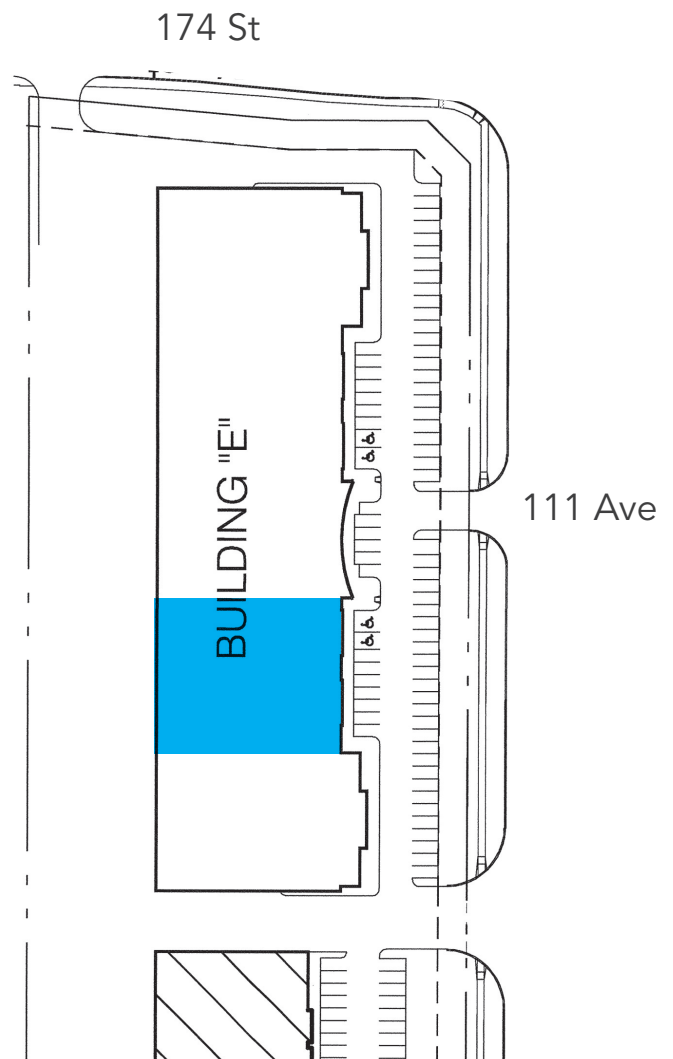


## PROPERTY SPECIFICATIONS

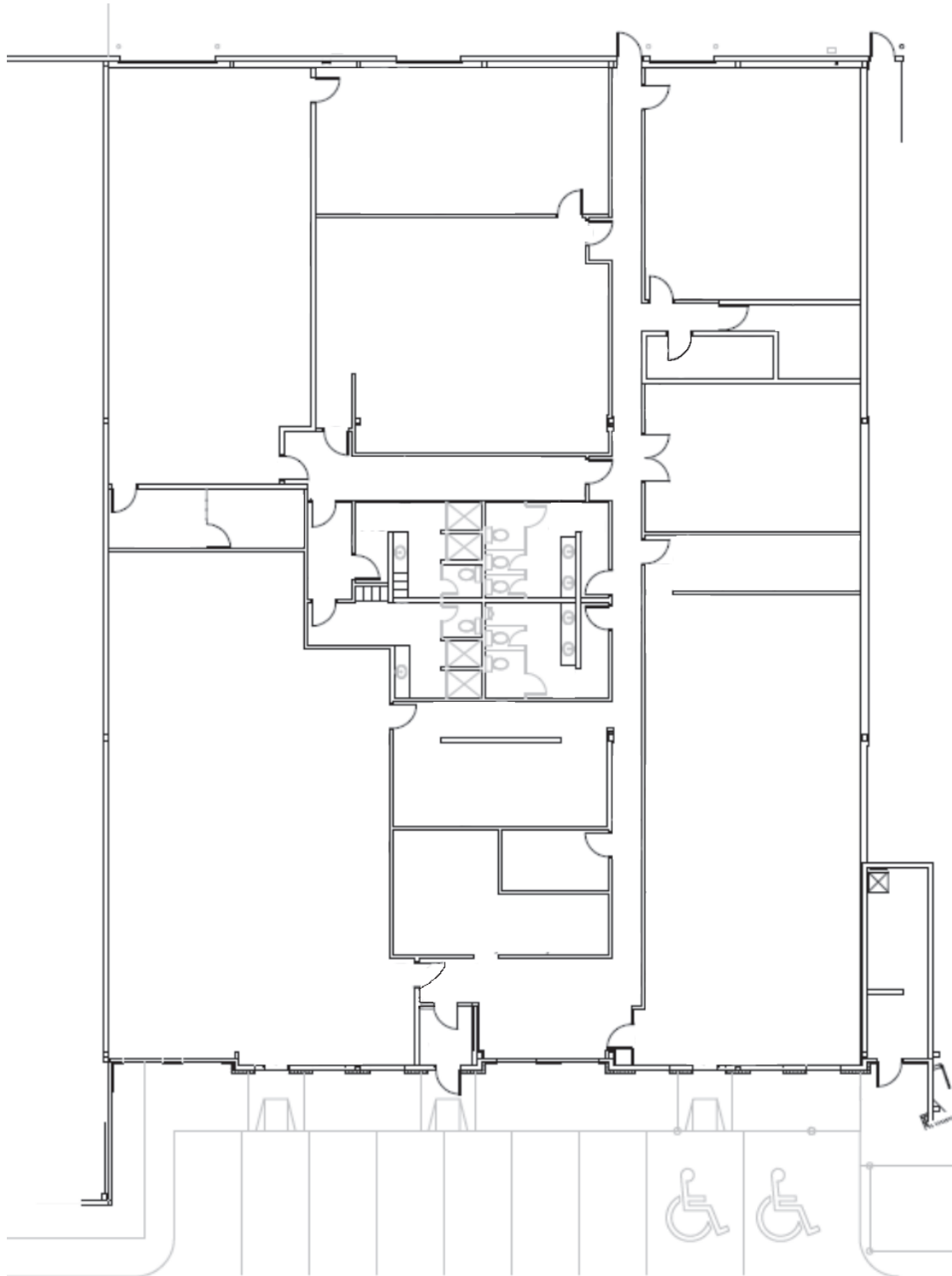
<b>ADDRESS</b>	17508 – 111 Avenue NW
<b>YEAR BUILT</b>	2005
<b>ZONING</b>	Industrial Business (IB)
<b>SIZE</b>	11,652 SF
<b>RENT</b>	Market
<b>OP COST</b>	\$4.23 SF (2019 est.)
<b>AVAILABLE</b>	Immediately

<b>CONSTRUCTION</b>	Concrete / Steel
<b>INTERIOR</b>	Suspended acoustic tile
<b>CEILING HEIGHT</b>	Office bay - 8 feet to 10 feet in warehouse bays - 20 to 22 feet
<b>LOADING</b>	Three grade doors, One 16' X 12' and Two 8' X 10'
<b>HEATING</b>	Rooftop HVAC units
<b>LIGHTING</b>	T8H0, LED and compact fluorescent lamps
<b>POWER</b>	120/208 volt, 200 amps, 3 phase *To be confirmed by tenant
<b>SPRINKLERS</b>	Yes
<b>PARKING</b>	5 Tandem parking stalls
<b>FIBER OPTICS</b>	Available

## SITE PLAN



FLOOR PLAN





# Century Point

17508 111 Ave Edmonton, AB

# FOR LEASE

Office / Warehouse



10 KMs / 19 Mins  
to Downtown



## AREA STATS



**6,015**

### Number of Businesses

2,992

Service Sector

1,692

Wholesale & Retail Trade

632

Construction

411

Manufacturing

178

Transportation & Warehousing

110

Other

WITHIN 5 KMS



**137,911**

**Day Time  
Population**

WITHIN 5 KMS

**MIGUEL MARTINEZ**  
Special Projects Manager

780.421.4000  
miguel@yorkrealty.ca

Canadian Western Bank Place  
1622, 10303 Jasper Ave  
Edmonton, AB T5J 3N6

**YORKREALTY.CA**

