



COMMERCIAL

145 Street



ADDRESS

**11604-145 Street
Edmonton AB T5M 1V8**

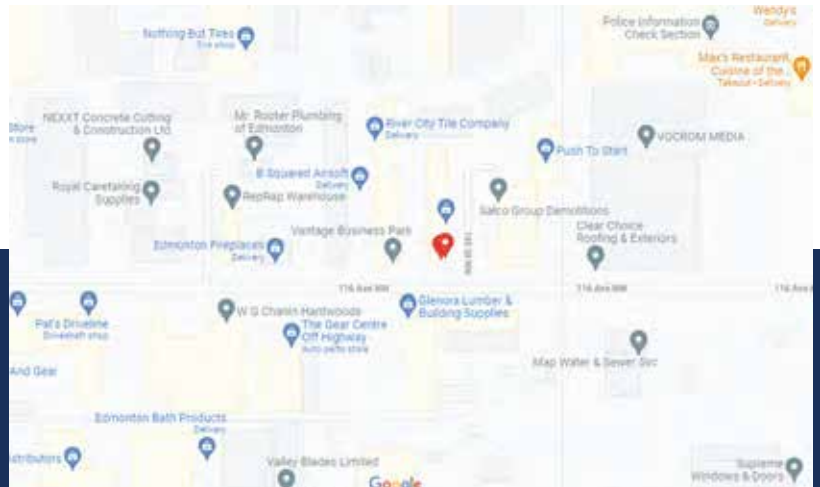
LEASING REPRESENTATIVE

Craig Shein
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145 STREET

Overview

The Nearctic Plaza is a well managed multi bay, office/industrial rental building situated upon a carefully landscaped property where pride of ownership is evident. The location is in close proximity to major roads and routes to the west end and downtown. The building offers a number of 1,500 square foot leasing opportunities that are attractive for start-ups as well as established small and mid-sized businesses. The well maintained exteriors, the attractive landscaping, street lighting, parking, and proximity to major roads make it appealing to serve both customers and employees.



145 STREET

Highlights

- High-volume traffic
- Attractive design
- On-site parking
- On an arterial road
- Near major bus route
- Well maintained and landscaped
- Highly visible with signage

145 STREET

Specifications

ADDRESS: 11604-145 Street Edmonton AB

TYPE: Office and Warehouse

ZONING: IM

M: Na

YARD AREA: Na

LOADING: Grade

CONSTRUCTION: Concrete blocks

HEATING: RTU/Furnace/Hang Heaters

CEILING HEIGHT: 14'

FLOORS: 1

SPRINKLERS: No

FIBRE OPTICS: Yes

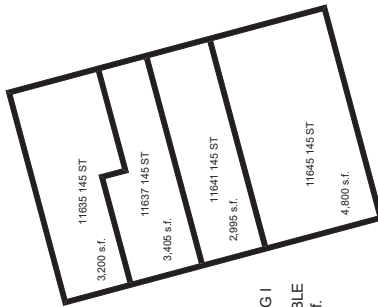


Nexus Business Park

Nexus Business Park

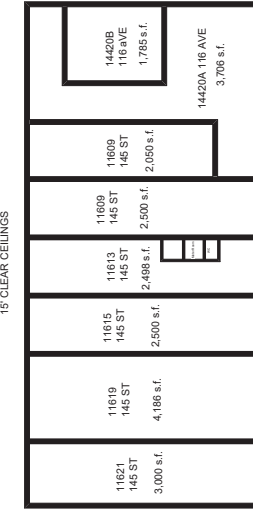
RAILROAD TRACK

NEARCTIC PLAZA 116 Ave and 145 St



NORTH
WOLCH
BUILDING I
LEASEABLE
14,400 s.f.

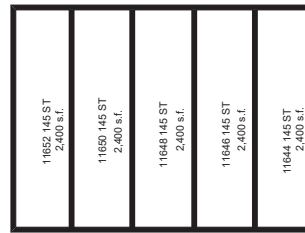
TTI BUILDING
TOTAL LEASEABLE 22,442 S.F.
15' CLEAR CEILINGS



145 Street

116 Avenue

NEARCTIC BUILDING
TOTAL LEASEABLE 16,670 S.F.



WOLCH
BUILDING II
LEASEABLE
12,000 s.f.



WEST

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