

AVAILABLE

For Sublease



WESTMOUNT OFFICE SPACE

#203 - 13455 114 Avenue NW, Edmonton, AB

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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OPPORTUNITY

RE/MAX Excellence Commercial Division Investment Team is pleased to present the unique opportunity to lease this finished office space.

This building is ideally situated just minutes from Downtown, the Telus World of Science, and public transit options. Take advantage of the opportunity to be part of one of Edmonton's main shopping districts in this rapidly growing area!



HIGHLIGHTS



The property boasts a spacious 15,602 sq. ft. turnkey space!



Complete with an elevator and ample parking for your convenience.



Options for smaller spaces available contact us for details.

SECOND FLOOR

Address:	Unit 203, 13455 114 Ave NW Edmonton, AB
Net Rent	Negotiable
Additional Rent:	\$14.00 / Sq. Ft (2024)
Leasable Area: Turkey Space!	15,604 Sq. Ft Demising Options Available
Possession:	Mar 01, 2025
Parking:	Abundant Surface Parking





DEMOGRAPHICS

3KM RADIUS IN 2024

13455 114 Avenue NW, Edmonton, AB

Located on near Groat Road and 111 Avenue, this area is recognized as one of Edmonton's main shopping areas centrally; situated for easy access to Downtown, West Edmonton, and beyond. Groat Road serves as a connector between Downtown, Oliver, Westmount, Inglewood, and the Prince Charles neighbourhoods.

- | | | | |
|---|-------------------------------------|---|---|
| 1 | MacEwan UNIVERSITY | 5 | epl.ca |
| 2 | Royal Alexandra HOSPITAL FOUNDATION | 6 | Starbucks The Home Depot Pizza Hut Tim Hortons |
| 3 | ALBERTA AVIATION MUSEUM EDMONTON | 7 | TELUS WORLD of SCIENCE Edmonton |
| 4 | MAC | 8 | EDMONTON PUBLIC SCHOOLS |



POPULATION

1,396



COMMUTE

74% Car



HOUSING

Owner: 32.1%
Renter: 67.9%



INCOME

Individual: \$44.8k
Family: \$97.4k







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