

FOR SUBLEASE

Monarch Business Park

#100 3615 11 Street, Nisku, AB

**EXCELLENT SUBLEASE
OPPORTUNITY IN
NEW BUILDING**

**66,234 SF
DOCK & GRADE LOADING
1.00 ACRE DEDICATED YARD**

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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PROPERTY HIGHLIGHTS

- High quality construction
- Fully fixtured fabrication facility
 - Brand new office space
 - Makeup Air
- Heavy power, distributed throughout the space
 - Low operating costs
 - Easy access from QE2



PROPERTY DETAILS



MUNICIPAL ADDRESS
#100 3615 11 Street, Nisku

ZONING
IND

NEIGHBOURHOOD
Monarch Business Park

BUILDING SIZE
Main Floor Office - 6,300 SF
Second Floor Office - 5,934 SF
Shops - 54,000 SF
Total - 66,234 SF

YARD AREA
1.00 Acre

YEAR BUILT
2019

LOADING
(6) Dock
(2) Oversized Grade
(1) Interior Dock

POWER
800 Amp 600 Volt

CRANES
(1) 10 Ton (2) 5 Ton (6) 1 Ton Jib

CEILING HEIGHT
32' Clear

PARKING
Abundance of
employee parking

QUEEN ELIZABETH II

41 AVENUE SW

NISKU SPINE ROAD

37 AVENUE

36 AVENUE

11 STREET

SUBLEASE EXPIRY

May 31, 2030

SUBLEASE RATE

\$12.50 per SF

\$11.50 per SF

OPERATING COST

\$3.01 (2024)

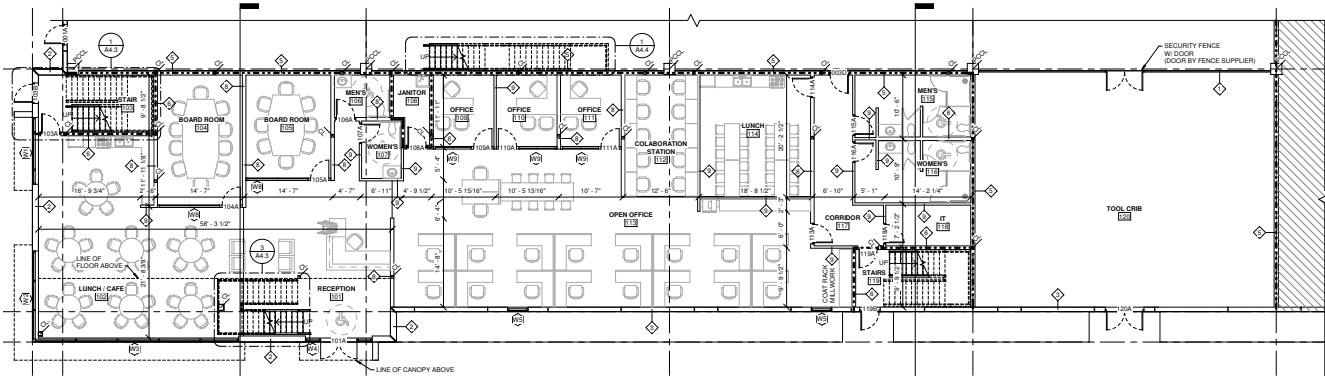
AVAILABLE

Q4 2024

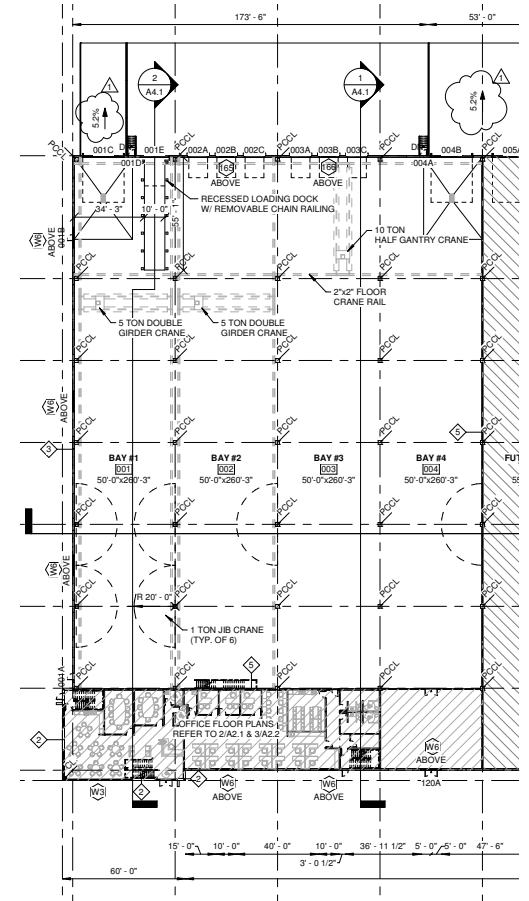
FLOOR PLANS



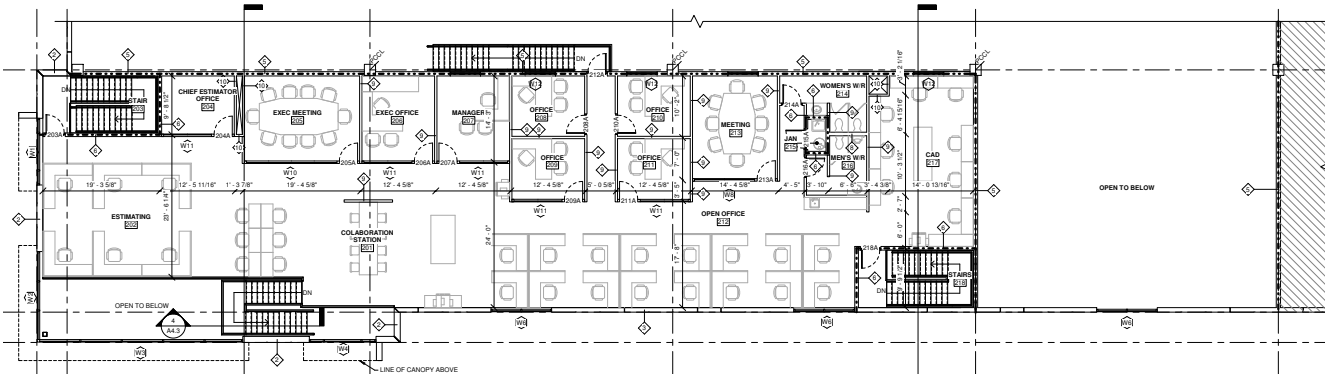
FIRST FLOOR



BAYS



SECOND FLOOR



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