

**AVAILABLE**

**For Sublease**



# WESTMOUNT OFFICE SPACE

#203 - 13455 114 Avenue NW, Edmonton, AB

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

**Dale James**  
Vice President & Associate Broker  
E: [dale.james@commercialyeg.ca](mailto:dale.james@commercialyeg.ca)  
D: 780.341.2034

**Humaira Naikyar**  
Senior Associate  
E: [humaira.naikyar@commercialyeg.ca](mailto:humaira.naikyar@commercialyeg.ca)  
D: 780.341.2035







# 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

---

<b>Address:</b>	Unit 203, 13455 114 Ave NW  Edmonton, AB
<b>Net Rent</b>	Negotiable
<b>Additional Rent:</b>	\$12.00 / Sq. Ft (2024)
<b>Leasable Area: Turkey Space!</b>	15,602 Sq. Ft Demising Options Available
<b>Possession:</b>	Mar 01, 2025
<b>Parking:</b>	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













# CONTACT

## Dale James

Vice President & Associate Broker

E: [dale.james@commercialyeg.ca](mailto:dale.james@commercialyeg.ca)

D: 780.341.2034

## Humaira Naikyar

Senior Associate

E: [humaira.naikyar@commercialyeg.ca](mailto:humaira.naikyar@commercialyeg.ca)

D: 780.341.2035

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

"This brochure is for general information purposes only. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by the principals. Interested parties shall verify all information provided herein and the Vendor reserves the right to discontinue any negotiations or discussions of the Property, at the Vendor's discretion prior to entering into a contract. RE/MAX Excellence Commercial Division shall not be held liable for any loss and damages arising from information provided in this brochure. Statistics source: locallogic.co as of October 2024. Stats are subject to change; please call for more information.

