



Stanley Buildings

11748 Kingsway Avenue Edmonton, AB

Highlights

Near Kingsway Mall and Transit Centre

Freestanding buildings with dedicated parking

Amenities

Private outdoor amenity area

Adjacent surface parkade

Immediate Availability

Incoming Blatchford Community near by

Contact: **Shauna Hazlett**
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MELCOR
melcor.ca



Availabilities

11748

2		1320 sf
1		

11810

2		
1		

Available
 Leased

Asking Rent	Market Rent
Additional Rent	11748 - \$17.01 11810 - \$13.60
TI	Suite dependent, contact agent
Amenities	Private outdoor amenity area
Available Parking	Adjacent above ground parkade
Parking Ratio	2 : 1,000
Availability	Immediate



Property Details



Asking Rent

Market Rent

Additional Rent

11748 - \$17.01 / sq. ft.

11810 - \$13.60 / sq. ft.

Parking

Adjacent above ground parkade

TIA

Suite dependent, contact agent



On-site, professional building management by Melcor REIT



Walking score 66: Somewhat Walkable. Some errands can be accomplished on foot



Transit Score 54: Good Transit. Many nearby public transportation options



Biking 44: Somewhat Bikeable. Minimal bike infrastructure

UNIT(S)

AREA (SF)

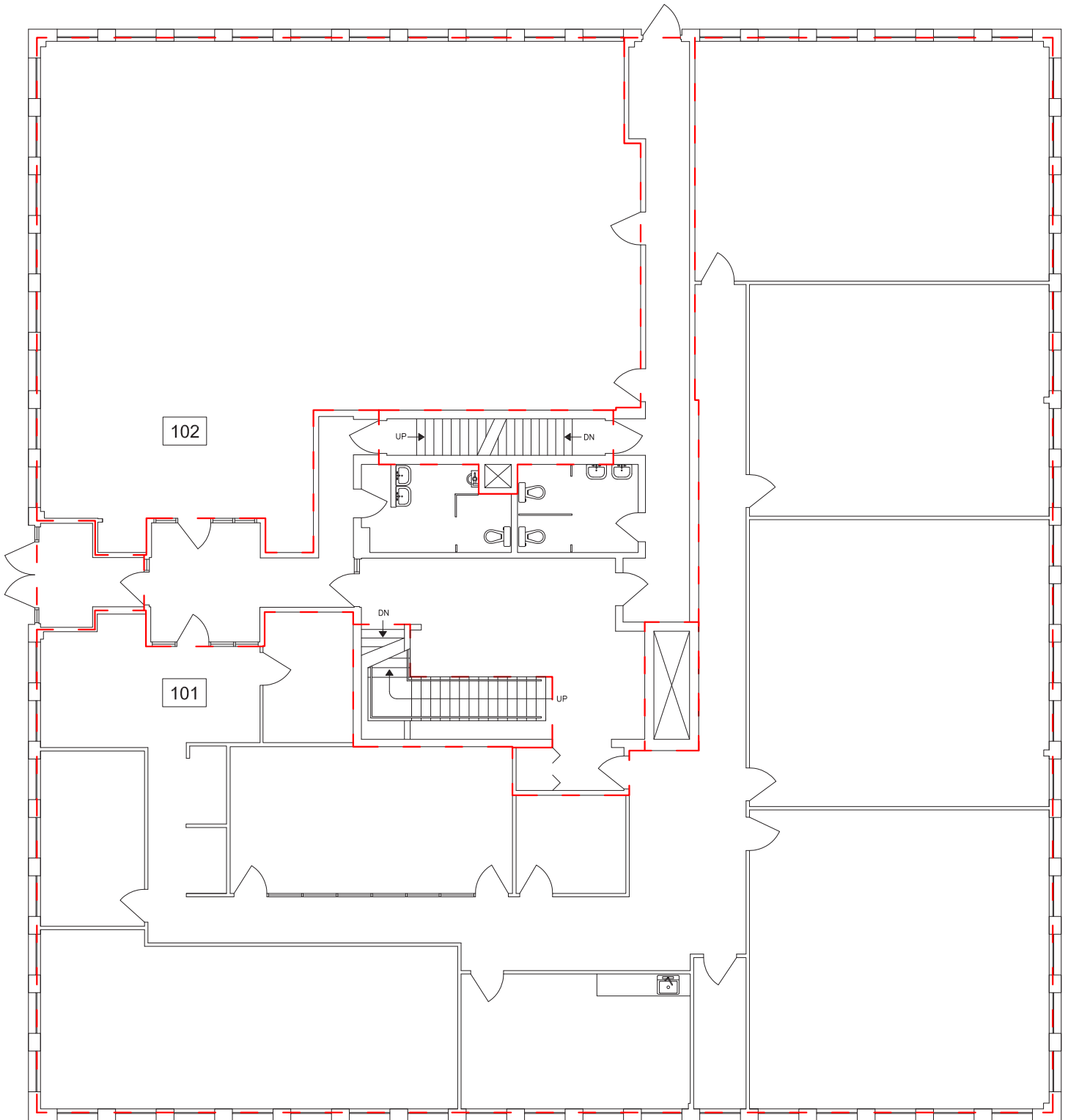
COMMENTS

202

1,302

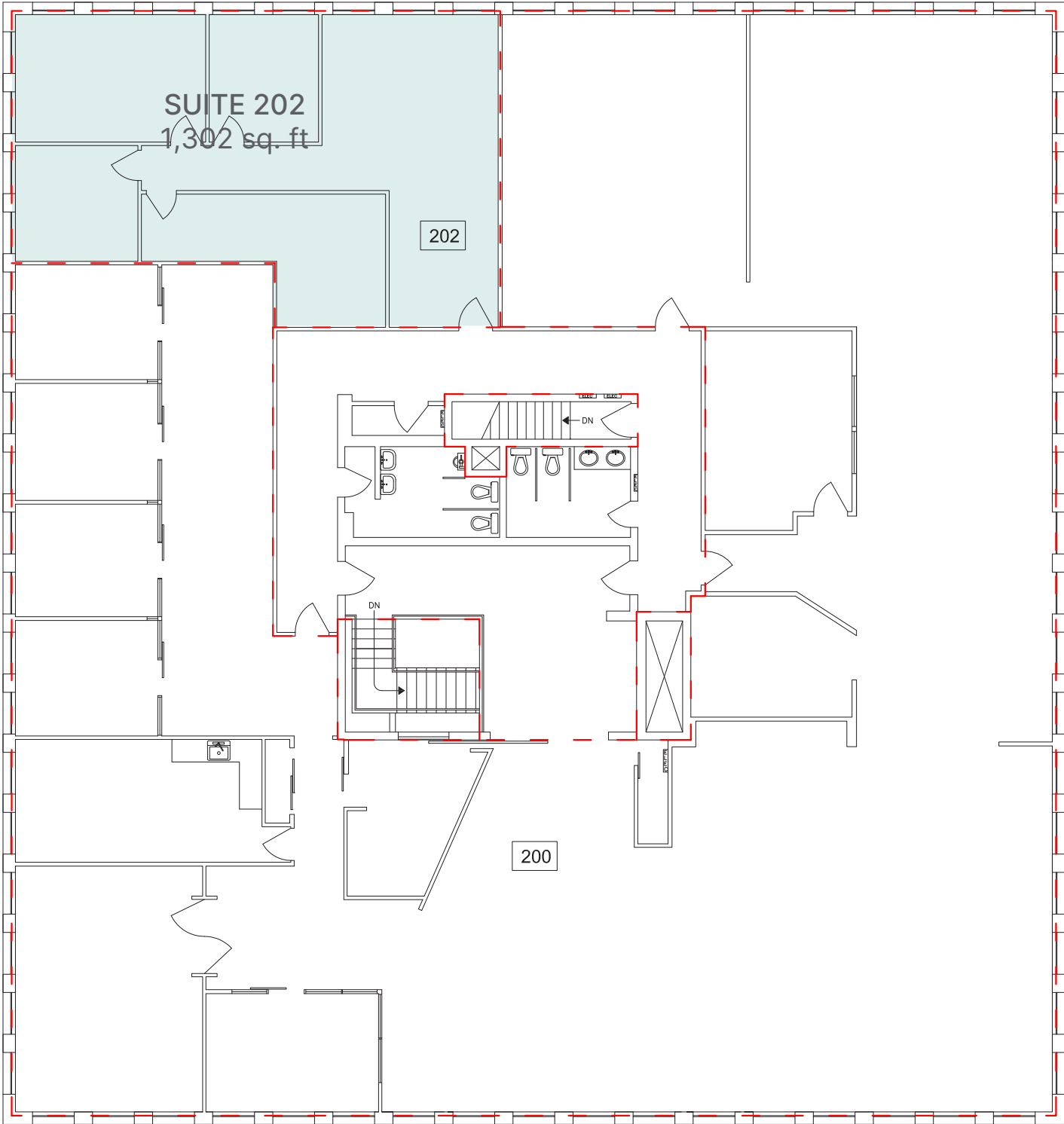
Reception, kitchenette, 3 offices

11748 First Floor



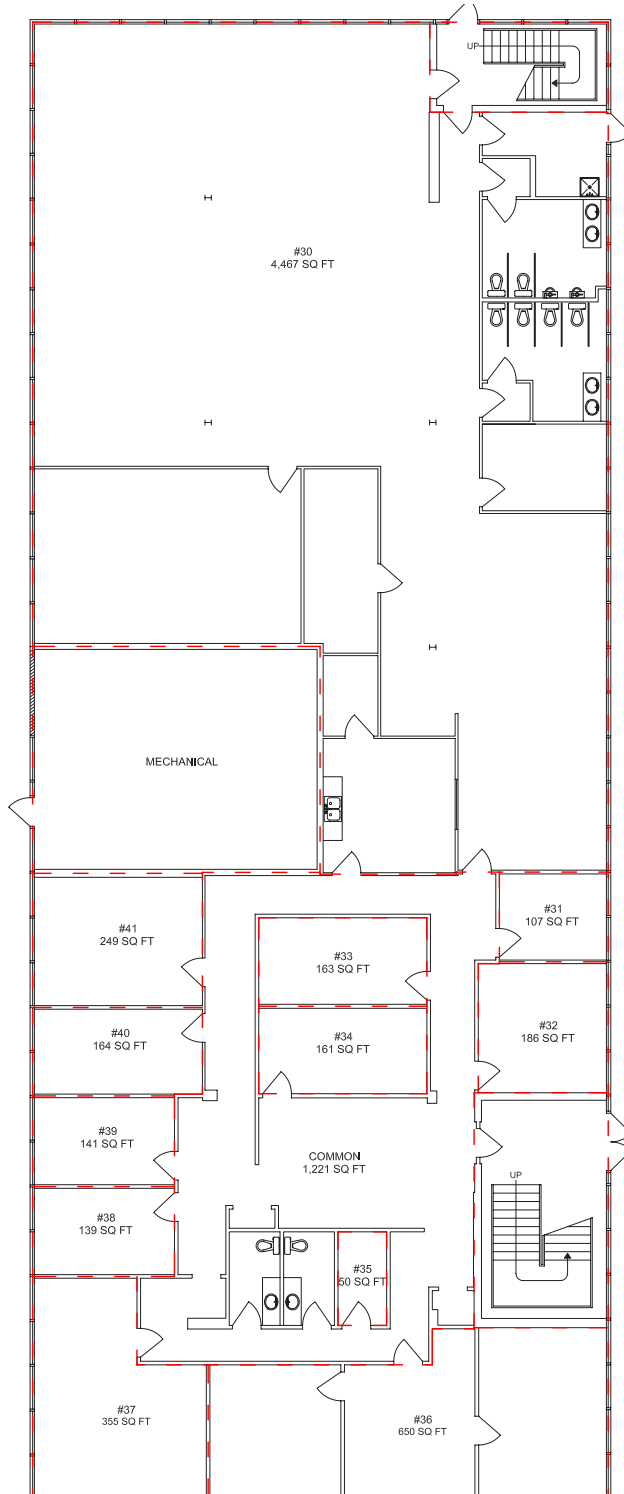
11748 Second Floor

SUITE 202 | 1,302 sq. ft.



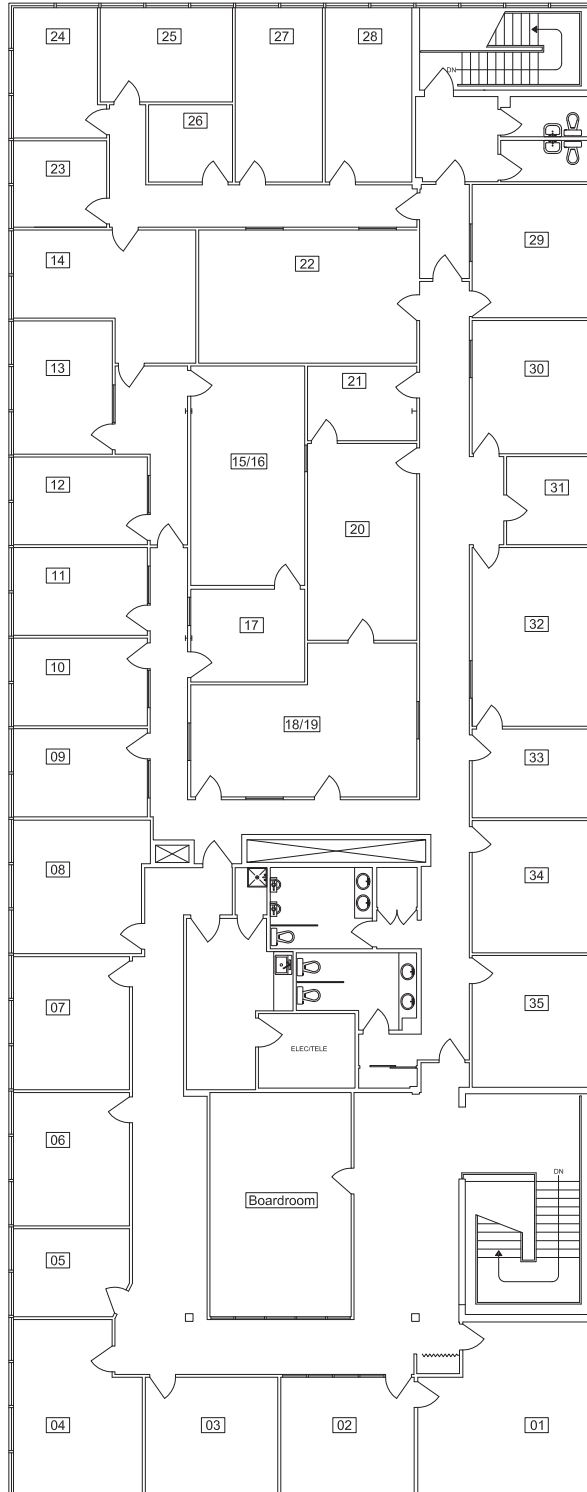
Office | For Lease

11810 First Floor





11810 Second Floor



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Office | For Lease



ETS Stops

1 min walk



Kingsway Mall and Transit Centre

20 min walk (Walmart, Hudsons Bay, Moxies, McDonald's)



Kingsway Centre

9 min walk (Superstore, Starbucks, Pho Hoan, Pasteur)

Contact Us

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