

# FOR LEASE

## ADTEL OFFICE BUILDING

11630 Kingsway NW, Edmonton AB



### HIGHLIGHTS

- Executive offices across from Kingsway Canadian Tire, Superstore, Starbucks and more.
- Choose from one-off executive offices (120sf+/-) on a short-term basis to eight offices with reception (1800sf +/-) on a longer-term basis.
- Shared amenities include 18ft+/- ceiling boardroom, two meeting rooms, reception, waiting area, and fully fixtured kitchen/lunchroom
- Parking is gated, fenced and immediately outside the office.
- Security includes door, motion and cameras monitored 24/7.
- Quick access off Yellowhead Trail, St. Albert Trail and Kingsway Avenue.

### CONTACT

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Partner, Associate

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# PHOTOS



SHARED RECEPTION (TBC)



LARGE SPACIOUS OFFICES



SHARED MEETING ROOMS



UPPER LEVEL RECEPTION AND WAITING AREA



SHARED 2-STOREY BOARDROOM (TBC)



EXECUTIVE STYLE WASHROOMS



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# PHOTOS



COMMON KITCHEN AND LUNCHROOM



FENCED AND GATED PARKING, 1 STALL PER OFFICE



WINDOWS (OPENABLE) IN NEARLY ALL OFFICES

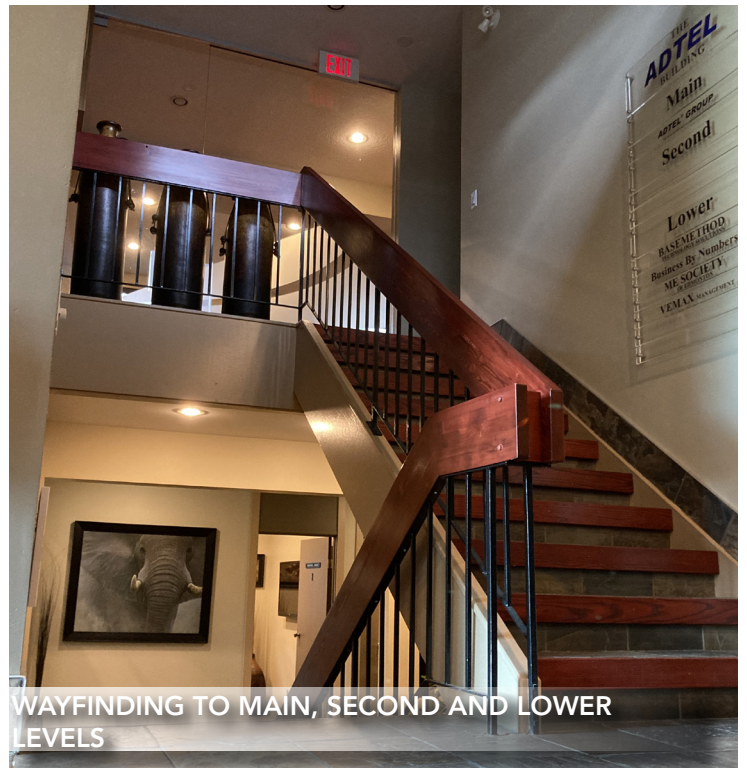
## FINANCIALS

Single Office: \$900.00/month  
(includes shared use  
of amenities) and  
internet negotiable

Multiple Offices: \$  
Portion of a Floor: \$



HALLWAY TREATMENT WITH OVER 8FT CEILINGS



WAYFINDING TO MAIN, SECOND AND LOWER LEVELS



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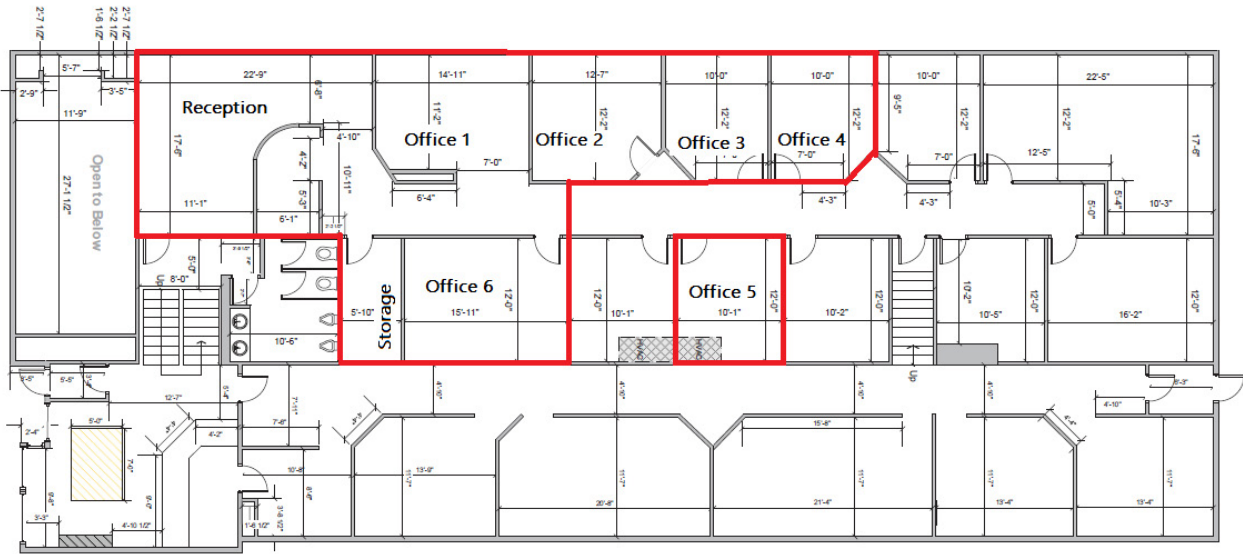
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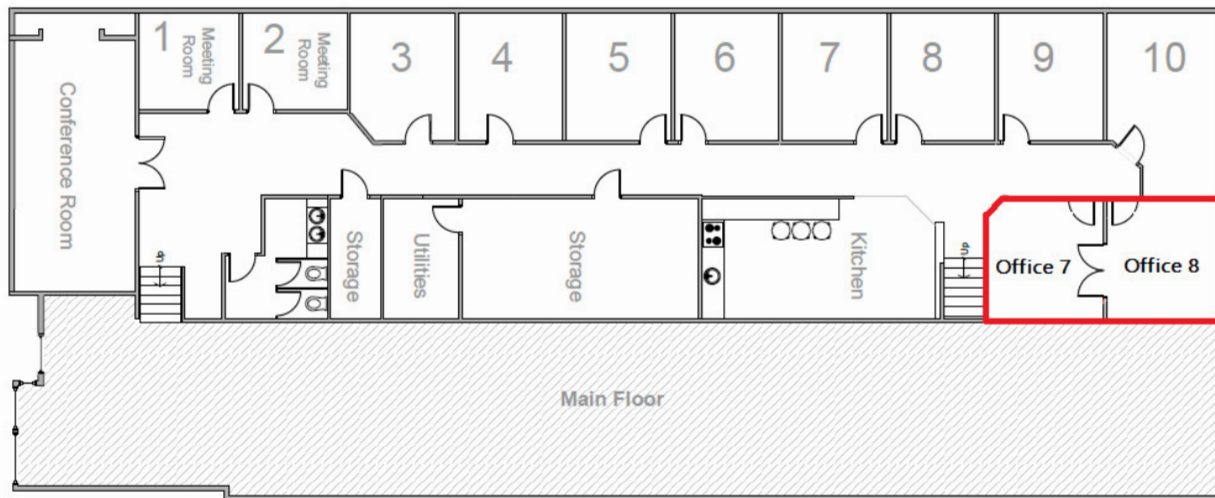
# PROPERTY DETAILS

<b>ADDRESS</b>	11630 Kingsway NW, Edmonton	<b>SECURITY</b>	Fenced and gated parking, surveillance camera monitored 24/7, alarm and passcode
<b>AVAILABLE SPACE</b>	120 sq ft +/- (one office) - (TBD) 3/4 floor	<b>POSSESSION</b>	Immediate
<b>HEATING/COOLING</b>	Rooftop HVACs	<b>INTERNET</b>	Fiber
<b>LIGHTING</b>	Fluorescent and lots of natural light	<b>AMENITIES</b>	Shared boardroom, meeting rooms, kitchen/lunch room and reception negotiable. Handicap lift negotiable
<b>SIGNAGE</b>	Wayfinding at front entrance and landscape signage negotiable		
<b>CEILING HEIGHT</b>	8'9" +/-		

Floor Plans (Drawing for illustration purposes only, actual may vary.)



## LOWER FLOOR



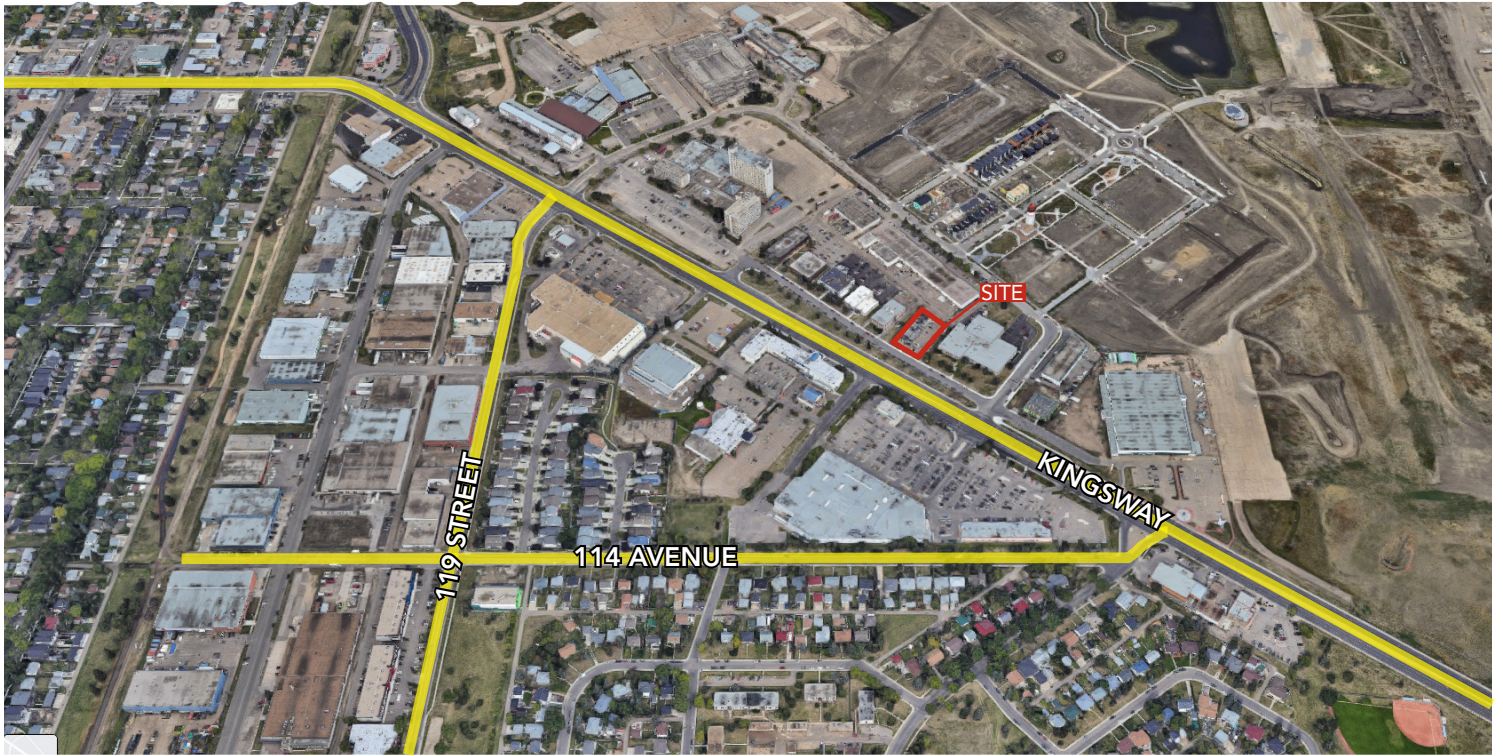
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## LOCAL MAP



## REGIONAL MAP



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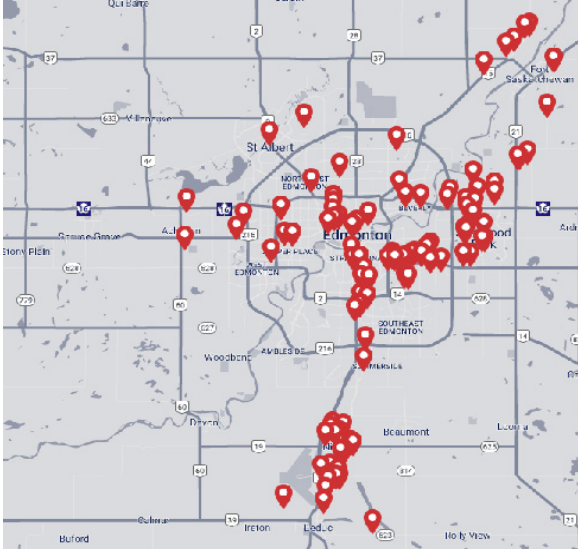
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## ABOUT ROYAL PARK REALTY

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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 17 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## THOMAS BRAUN Associate, MBA - BIO

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Thomas Braun, Associate, focuses on the sales, leasing, and build-to-suit of industrial properties in the greater Edmonton area.

With nearly two decades in the oil and gas, mining, forestry and real estate sectors, Thomas knows what truly drives successful real estate transactions: developing strong client relationships, providing outstanding customer service, ensuring meticulous attention to detail, and guaranteeing a high-level of integrity – all of which serve his clients well.

Thomas' goal is to be a trusted advisor to his clients and to use his creative negotiating and marketing skills to their advantage. His practical business and investment knowledge led to Thomas pioneering a "Massey-like" Offer to Purchase/Lease that provides savvy financial protection for his clients.

Thomas is a lifelong Edmontonian who holds a Masters in Business Administration from the University of Alberta. When not working on client deals, you can find him cycling and skiing with his wife and daughters, reading about behavioral economics, or playing hockey or windsurfing.



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