

Vantage Business Park

14520 116 Avenue NW, Edmonton, Alberta



BOMA Canada's Outstanding Building of the Year 2020

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For Lease
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Property Details

Vantage Business Park 

Strategically situated just off Yellowhead Highway, Anthony Henday, and 118th Avenue, this versatile asset offers great flexibility suitable for retail, showroom and industrial uses. The building offers office-front parking, a back lot for large-load parking and storage. Winner of the local and national Outstanding Building of the Year Award from BOMA Canada in 2020, Vantage Business Park is modern in design and energy standards.

Availability

Vacancy	Unit 14574: 2,012 sf
Net Rent	Market
Additional Rent	\$7.44 psf (2025 Estimate – Including Water and Property Tax)

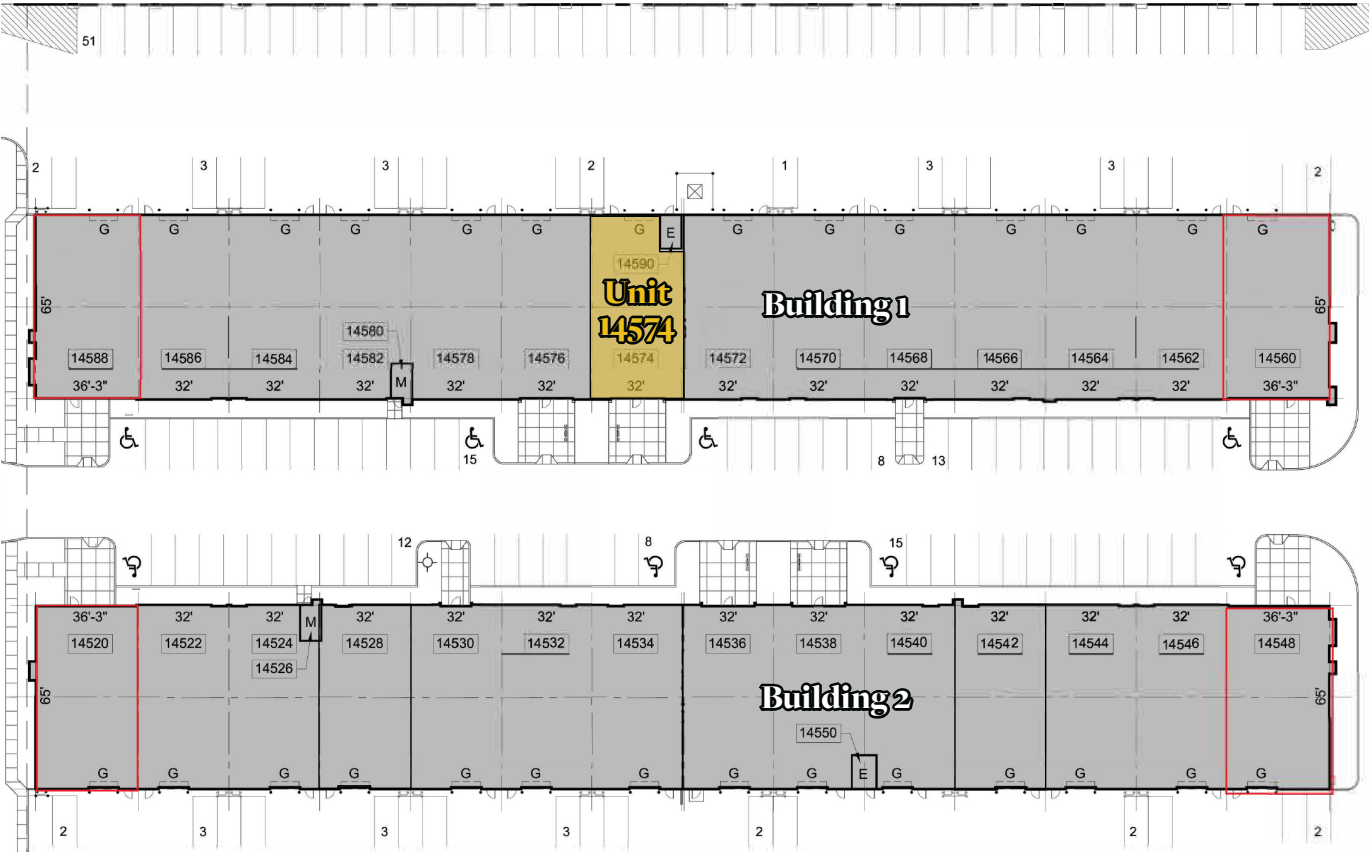
Specifications

Municipal Address	14520 116 Avenue NW, Edmonton, Alberta
Total Building Size	68,728 sf
Year Built	2013
Zoning	IB - Business Industrial
Loading	Grade 10'x12'
Power	3 Phase 100 Amp and 3 Phase 200 Amp
Lighting	LED
Ceiling Height	22' Clear
HVAC	Each Unit Separately Metered and Equipped with RTU and Suspended Gas Fired Unit Heater for Warehouse Area
Parking	147 Surface Stalls
Signage	Fascia Signage



Exterior Photos

Site Plan

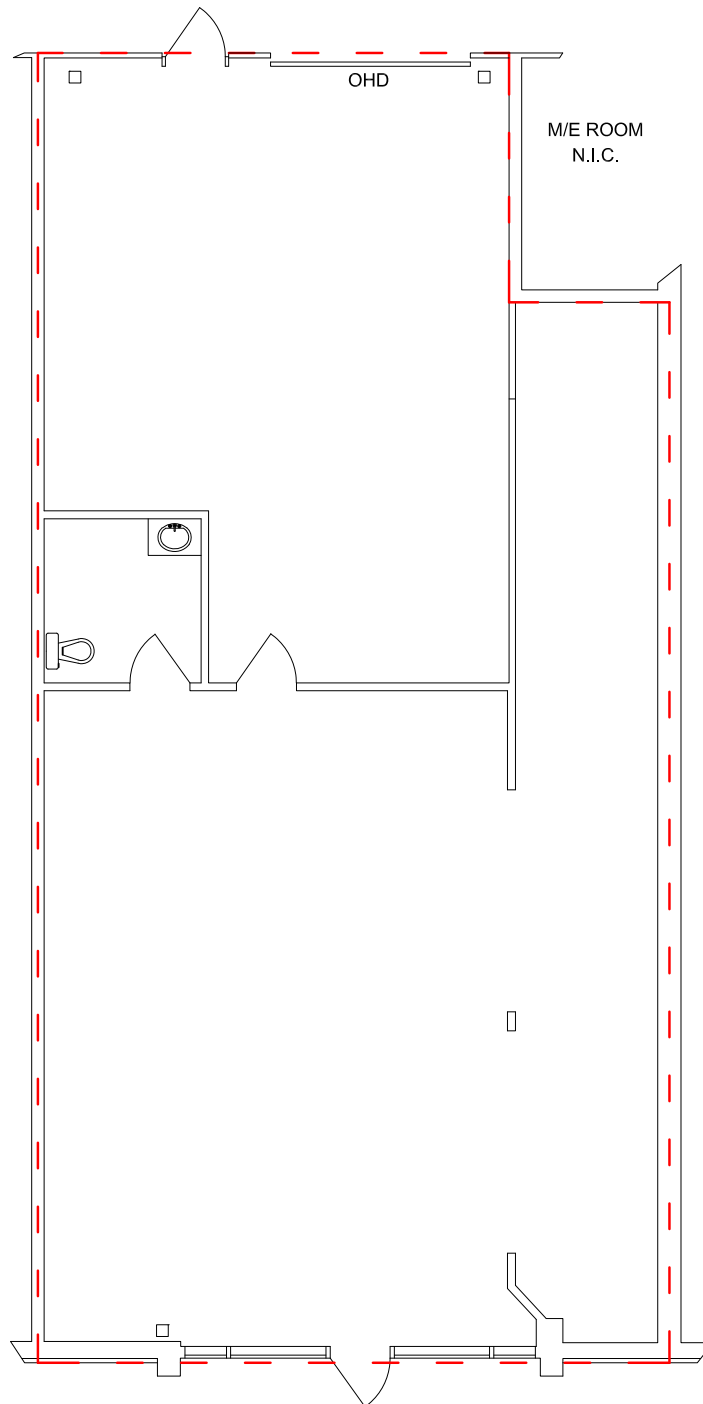


Floor Plan

Vantage Business Park 

Building 1

Unit 14574: 2,012 sf



Location

Vantage Business Park is strategically located close to major roadways and residential neighborhoods providing tenants with access to a diverse talent pool, convenience for employees with shorter commutes, and increased visibility and interactions with local customers.



Population

	1km	3km	5km
2023	1,518	42,801	125,345
2028	1,519	43,657	133,992
2033	1,525	45,097	140,125



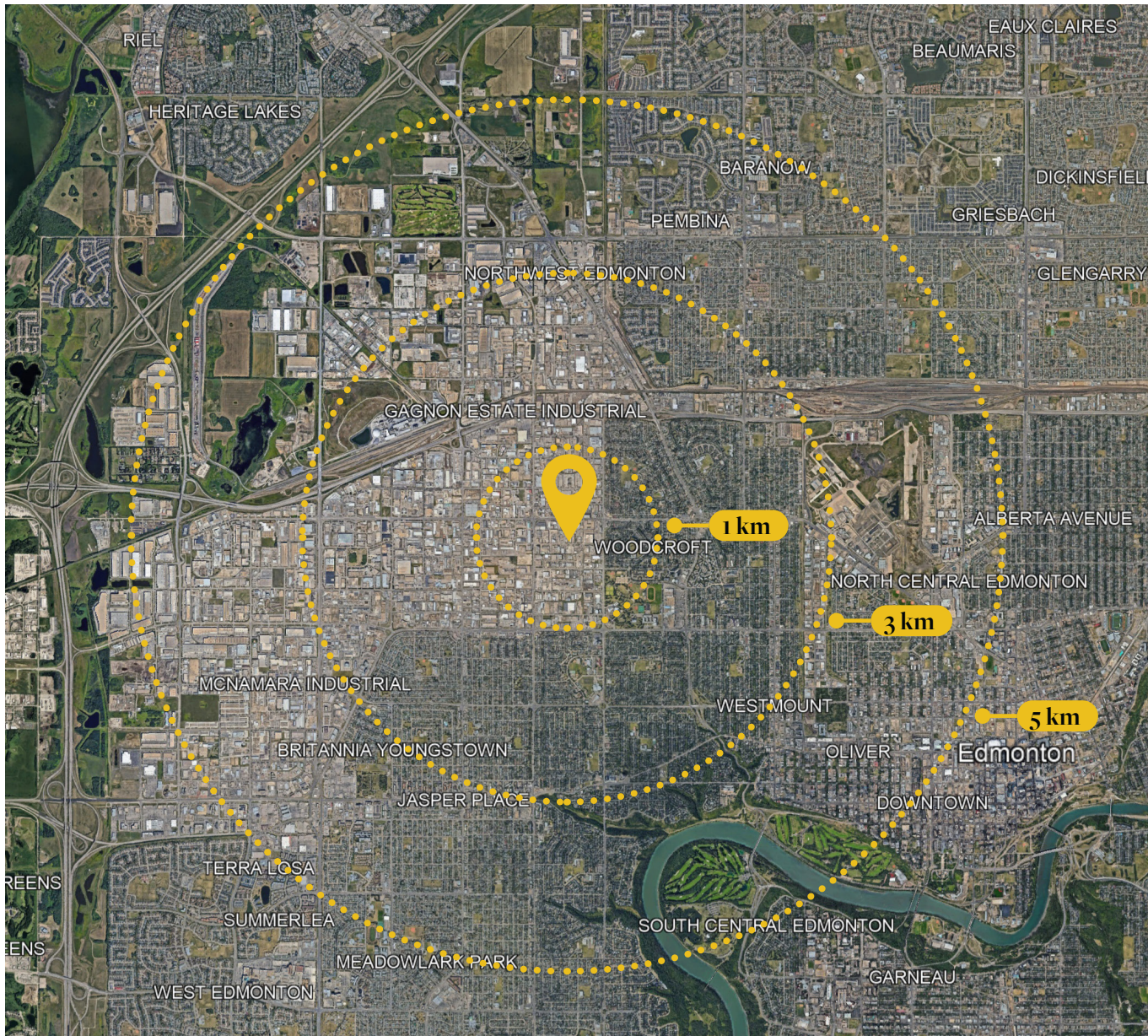
Households

	1km	3km	5km
2023	603	18,374	57,983
2028	614	19,204	64,235
2033	629	20,325	69,017



Avg. Household Income

	1km	3km	5km
2023	\$115,738	\$109,063	\$101,670
2028	\$131,337	\$125,750	\$117,327
2033	\$147,660	\$141,429	\$132,278



Nearby Amenities

Vantage Business Park



