

COPPERTONE VII BUILDING

12036 - 149 Street NW, Edmonton AB



FOR LEASE

Agents Protected

Flex Space with exceptional
visibility and endless
possibilities



Versatile Space: 9,500 ft²

Located along the bustling 149 Street corridor in Northwest Edmonton, this impressive 9,500 ft² property presents a rare opportunity to elevate your business in one of the city's most sought-after commercial zones. With exceptional visibility, high-traffic exposure, and prominent signage potential, your brand will stand out in style. Key features include a versatile layout to accommodate a wide range of business types—from retail and distribution to creative studios or service centers and a showroom and office area ideal for client-facing operations or administrative use. An expansive warehouse with both dock-level and grade-level loading for seamless logistics. This space offers limitless possibilities in a location that works.



Property Details

Legal Description

Lot 8, Block 4 & Plan
9823944

Zoning

IB (Industrial Business Zone)

Leasable Area

9,500 ft²

Parking

Ample free parking on-site

Warehouse Ceiling Height

20 ft

Lighting

LED throughout

Mechanical

HVAC , Gas-fired/radiant tube heating to warehouse areas

Sprinklers/Fire Alarm System

Fully Sprinklered

Rear Loading

2 Grade Doors, 2 Dock Doors

Lease Rate

\$12.00 per square foot

Common Area Costs

\$7.65 per square foot
(Estimate 2025)

Available

April 2026

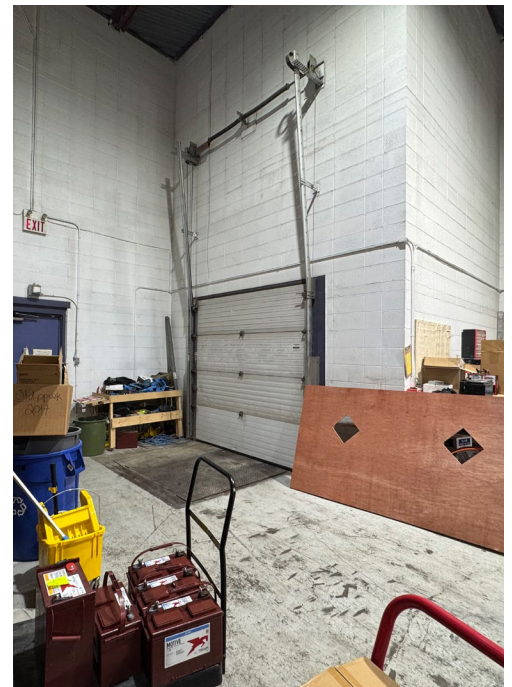


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 **IMPERIAL EQUITIES INC.**

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