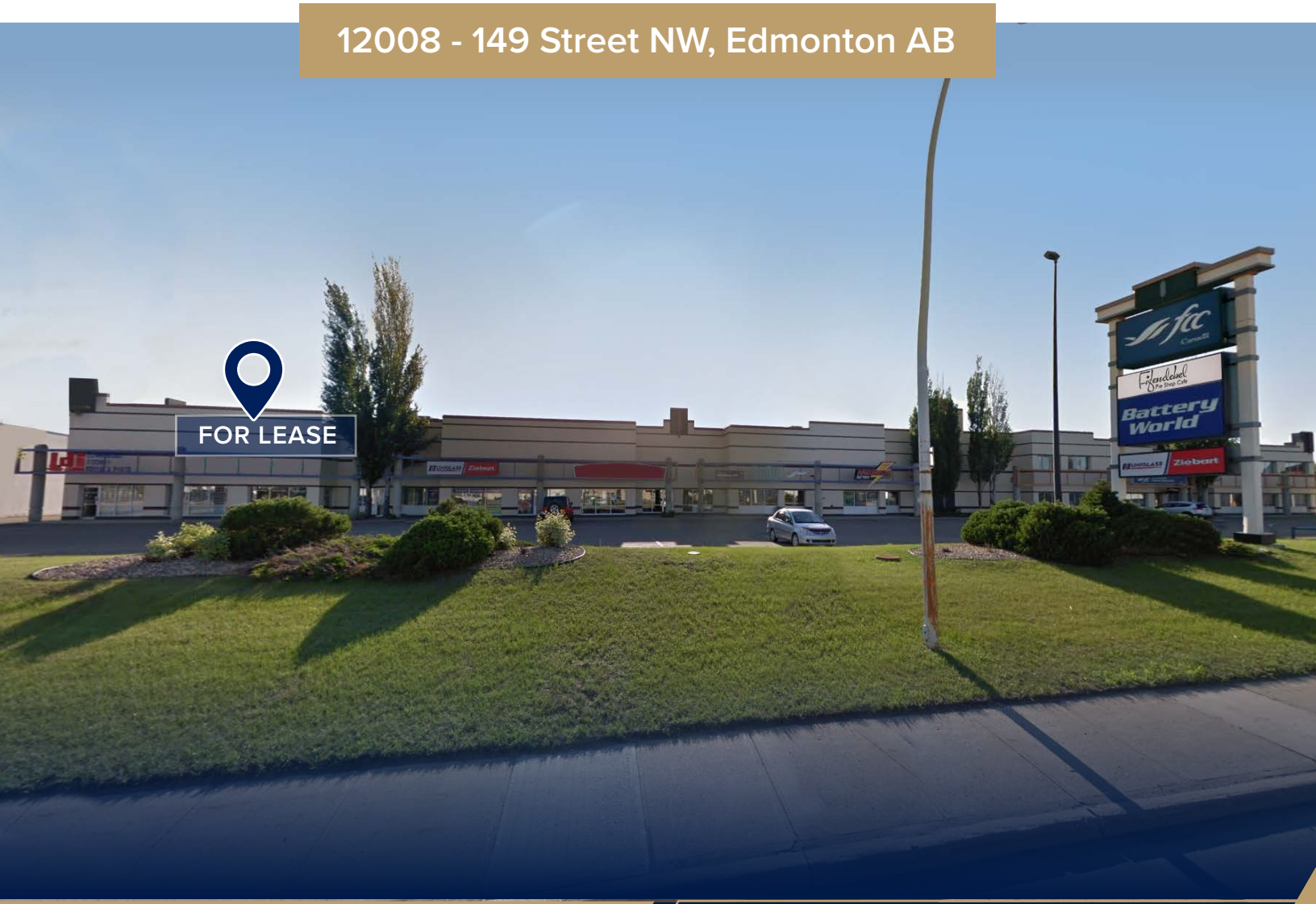
IMPERIAL EQUITIES INC.

COPPERTONE VII BUILDING

12008 - 149 Street NW, Edmonton AB



FOR LEASE

Agents Protected

1,996 SF Commercial/Light Industrial Space on 149 Street

Imperial Equities Inc.
780-424-7227
askus@imperialequities.com
www.imperialequities.com
2151 Rice Howard Place
10060 Jasper Avenue, Edmonton AB

Versatile Space: 1,996 ft²

Located along the bustling 149 Street corridor in Northwest Edmonton, this impressive 1,996 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. The property is part of the BOMA Certified Coppertone VII Building, a multi-tenant commercial/ industrial complex containing a total of 48,776 ft² leasable space on a 2.82 acre property. Its location provides quick access to Downtown, Yellowhead Trail and Edmonton's Anthony Henday. Signage available on 149 Street pylon.

Location

Property Details

Legal Description
Lot 8, Block 4 & Plan 9823944

Zoning
IB (Industrial Business Zone)

Leasable Area
1,996 ft²

Parking
Ample free parking on-site

Warehouse Ceiling Height
24 ft

Lighting
Upgraded to LED

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

Sprinklers/Fire Alarm System
Fully Sprinklered

Rear Loading
One overhead door at rear

Lease Rate
$14.50 per square foot

Common Area Costs
$8.82 per square foot (Estimate 2027)

Available
March 2027

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