

| 3,800 SF |

FLEX SPACE FOR LEASE



IRONSTONE CENTRE 13127 156 Street NW, Edmonton, AB

- **±3,800 SF office condo with grade loading warehouse**
- Quality office build-out spanning two floors, featuring modern furnishings, high-end finishes, and abundant natural light
- Functional layout with open-concept office space and small grade-level loading warehouse, ideal for tenants requiring clean storage
- Prominent exposure along 156 Street with convenient access to Anthony Henday Drive, Yellowhead Trail, and 137 Avenue
- Flexible zoning accommodating a wide range of office, light industrial, and retail uses
- Lease options available for the main or second floor separately; contact listing agent for details

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PROPERTY FEATURES

Vacancy	Main Floor: ±2,100 SF Second Floor: ±1,700 SF Total: ±3,800	Year Built	2012
Available	Immediately	Utilities	Separately metered
Municipal	13127 156 Street NW, Edmonton, AB	Ceiling	16' clear (TBC)
Legal	Plan 0827223, Unit 7	Loading	(1) 14' x 12' grade door
Access	156 Street, 131 Avenue	HVAC	A/C in office Forced air OH heater in warehouse
Zoning	BE - Business Employment	Power	TBC by Tenant
Basic Rent	Starting at \$13.00 PSF	Security	Alarm system
Prop. Taxes	\$19,082.62 (2025 est)	Parking	70 surface stalls (scramble)
Condo Fees	\$585 per month + \$250 biannual HVAC maintenance fee	Signage	Fascia



GRADE LOADING
IN WAREHOUSE



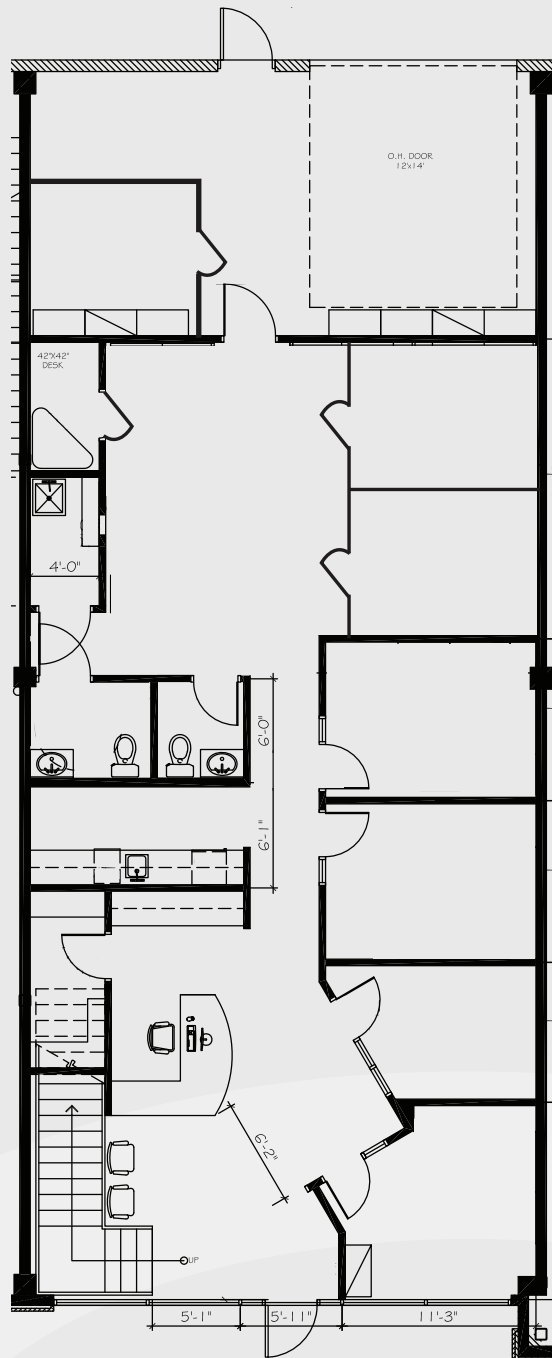
70 SURFACE LEVEL
PARKING STALLS



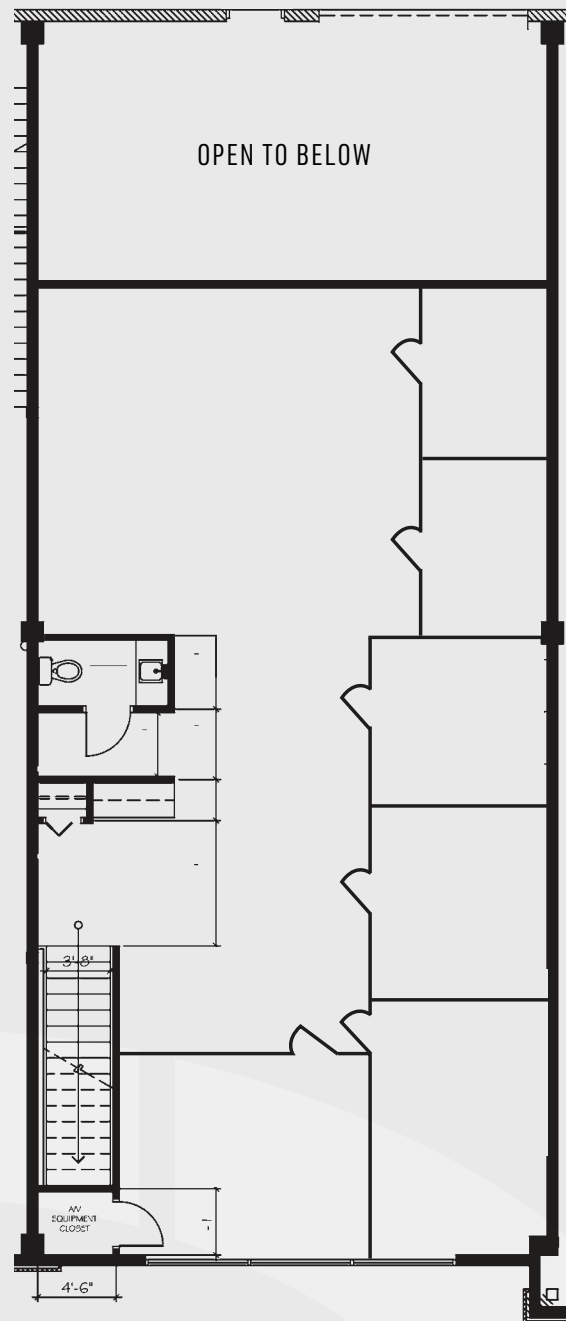
HIGH-EXPOSURE
LOCATION



FLOOR PLANS



MAIN FLOOR

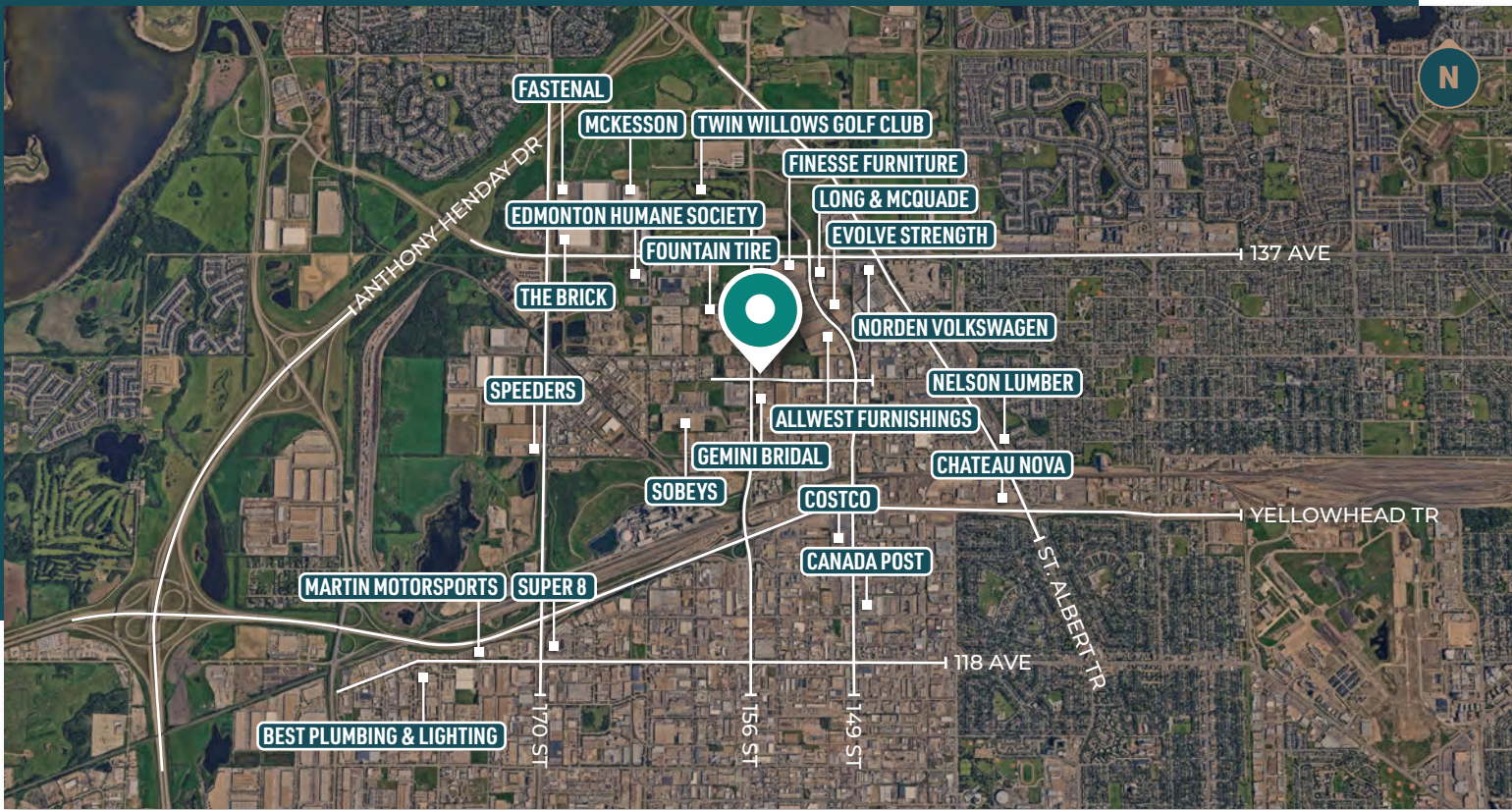


SECOND FLOOR



TENANT MIX

Smokin' Barrells
Cansel
Imperial Marble & Tile
Life Saving Society, and more



+ 22,000 VPD ON 156 STREET



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