



# STANLEY BUILDINGS

11748 & 11810 Kingsway Ave  
Edmonton AB

## PROPERTY HIGHLIGHTS:

Gross Leasable Area	34,976 sf
2023 Operating Costs	\$16.32   \$13.01
Floors	2
Floor Plate	7,900   8,800 sf
Year Built	1968 & 1971
Parking Ratio	2:1,000

*One of Edmonton's  
finest examples of  
international modern  
architecture*



Excellent access to  
downtown core



Beautifully landscaped  
with central courtyard



Ease of access to  
Yellowhead Trail



Telus High Speed Fibre  
Internet



Close proximity to  
Kingsway Mall



1km to NAIT LRT Metro  
line

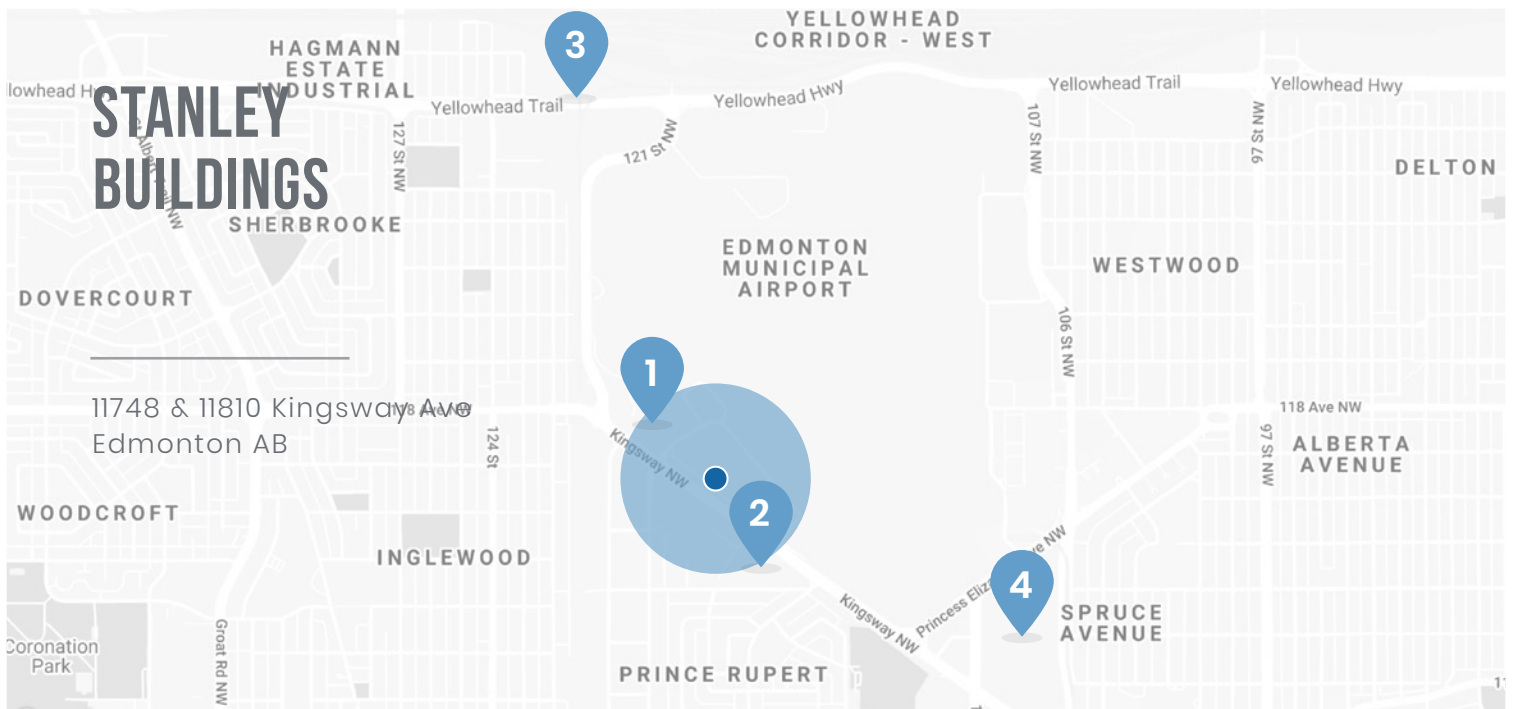
**MELCOR**

## CONTACT

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## LOCATION & NEARBY AMENITIES:

### KEY LOCATIONS:

1. Edmonton Inn & Conference Centre
2. Real Canadian Superstore
3. Yellowhead Trail
4. Kingsway Mall

## MEL | CARE ♥

As a Melcor tenant, you can download our Customer Care App, MelCARE, and submit services requests in a snap.



*All retail and hospitality services nearby.*

## DRIVING TIMES:

Downtown	12 minutes
Edmonton International Airport	35 minutes

[melcor.ca/stanley](https://melcor.ca/stanley)



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