

FOR LEASE



# COLUMBIA PLAZA

11817/21 - 105TH AVE. | EDMONTON | ALBERTA



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## PROPERTY HIGHLIGHTS

- 9,683 sq.ft. retail/office space for Lease
- Great location, close to downtown
- Next to Oliver Square

### DETAILS

**ADDRESS** / 11817/21 - 105th Avenue, Edmonton, Alberta  
**SIZE** / 4,430 - 9,683 sq. ft.  
**SERVICES** / Fully Serviced Power, Water, Gas and Sewer to Property  
**HEATING** / Furnace and AC  
**TYPE OF PROPERTY** / Retail, Studio, Office  
**ZONING** / DC2  
**PARKING** / Private  
**TOTAL SPACE AVAILABLE** / 9,683 sq. ft.  
**POSSESSION** / Immediate

### FINANCIALS

#### LEASE RATE

**UNIT #11817** / 4,430 sq. ft.  
\$17.50 / sq.ft. with \$0.50 annual escalations  
Unit is a fully-fixture restaurant

**UNIT #11821** / 5,253 sq. ft.  
\$14.00 / sq.ft. with \$0.50 annual escalations

#### OP. COSTS

\$6.60 / sq.ft. (2020 estimated)

## FLOOR PLAN

