

FOR LEASE



CENTRE 114

10544 - 114TH ST. | EDMONTON | ALBERTA



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

Address / 10544 - 114 Street, Edmonton

Type of Property / Retail, Studio, Office

Zoning / DC1

Total Space Available / from 2,901 sq. ft. (+/-)

Parking / Street angle

Heating / HVAC

Possession / Immediate

Services / Common area cleaning, snow removal, HVAC maintenance, roof maintenance

- 2,901 sq. ft. (+/-) retail, office, studio
- One block North of Oliver Square
- Close to downtown and 107th Avenue
- Two overhead doors
- Brand new facade **NEW!**
- Elevator
- Architectural signage for tenants **NEW!**
- Revamped lobby square **NEW!**
- Elevated concrete for handicap access **NEW!**
- Security cameras in and around the building **NEW!**
- Demisable options from 1,000 s/f and up

LEASE FINANCIALS

LEASE RATE / Unit 105 - 2,901 sq. ft. space
\$12.00 / sq. ft.
Net with \$0.50 annual escalations

OP COSTS / \$12.99 / sq. ft. including property tax
AND utilities (2021 estimated)

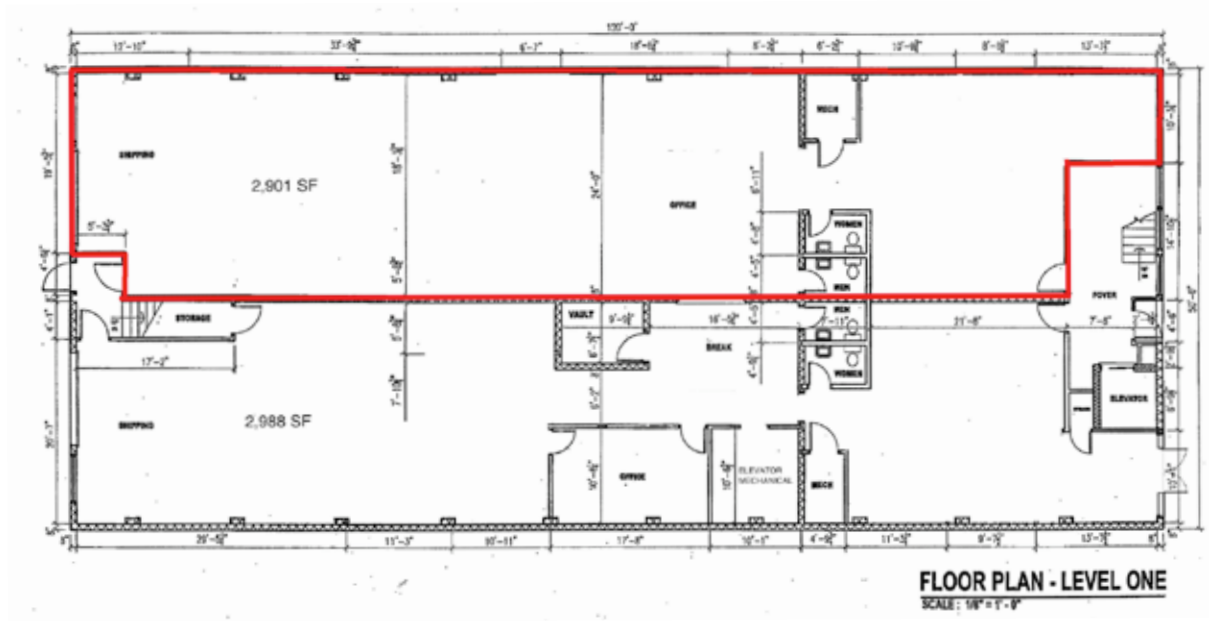


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centre 114 FLOOR PLAN



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