

FOR LEASE



CENTRE 115

10575 - 115TH ST. | EDMONTON | ALBERTA



PROPERTY HIGHLIGHTS

- Up to 4,913 sq. ft. (+/-) retail, office, studio
- One block North of Oliver Square
- Close to downtown and 107th Avenue
- Two studios with mirrors
- Storage room
- Change room
- Bathrooms in the common area
- Security cameras in and around the building

PROPERTY DETAILS

Address / 10575 - 115 Street, Edmonton
Type of Property / Retail, Studio, Office
Zoning / DC1
Total Space Available / 4,913 sq. ft. (+/-) gross
Parking / Street angle
Heating / HVAC
Possession / Immediate
Services / Common area cleaning, snow removal, HVAC maintenance, roof maintenance
Security / Yes

LEASE FINANCIALS

LEASE RATE / **Unit 203** - 1,342 sq. ft. space
Unit 202 - 1,799 sq. ft. space
~~\$13.00~~ **REDUCED!** to \$11.00/ sq. ft.
Unit 204 - 1,772 sq. ft. space
\$12.00/ sq. ft.
Net with \$0.50 annual escalations

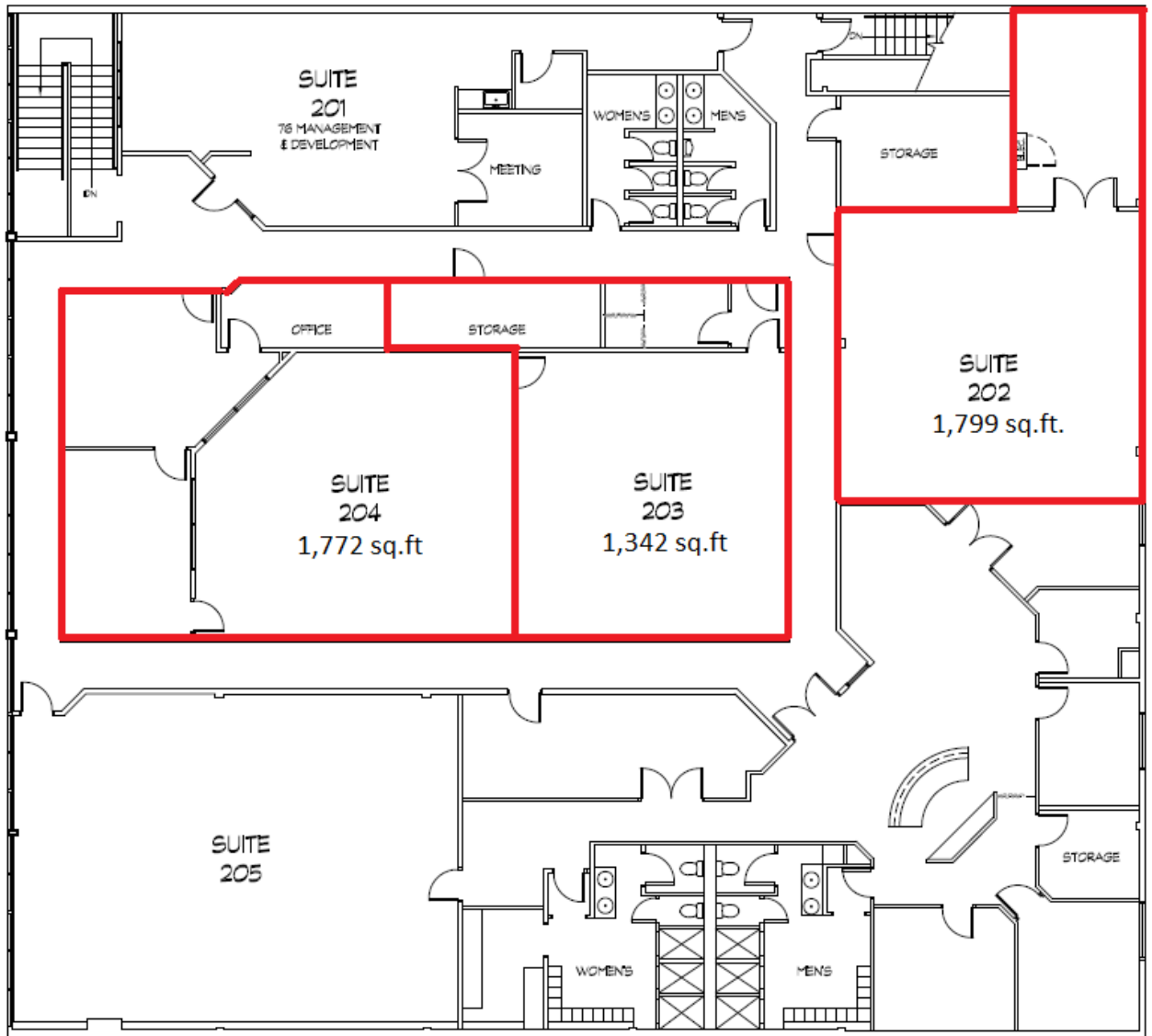
OP COSTS / \$7.00 / sq. ft. including property taxes, utilities are extra (2021 estimated)

CENTRE 115

10575 - 115TH ST. | EDMONTON | ALBERTA



centre 115 FLOOR PLAN



@76GROUPCO



@76GROUP



@76GROUPCO_

76GROUP.CA

CENTRE 115

10575 - 115TH ST. | EDMONTON | ALBERTA



unit 202



unit 203



unit 204



@76GROUPCO



@76GROUP



@76GROUPCO_

76GROUP.CA