

FOR LEASE



# CENTRE 114

10544 - 114TH ST. NW #202 | EDMONTON | ALBERTA



## PROPERTY HIGHLIGHTS

### PROPERTY DETAILS

**Address** / 10544 - 114 St. NW #202

**Type of Property** / Retail, Studio, Office

**Zoning** / DC1

**Total Space Available** / from 1,422 sq. ft. (+/-)

**Parking** / Street angle

**Heating** / HVAC

**Possession** / Immediate

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

- 1,422 sq. ft. (+/-) retail, office, studio
- One block North of Oliver Square
- Close to downtown and 107th Avenue
- 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!**

### LEASE FINANCIALS

**LEASE RATE** / Unit 202 - 1,422 sq. ft. space  
\$10.50 / sq. ft.  
Net with \$0.50 annual escalations

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



# CENTRE 114

10544 - 114TH ST. NW #202 | EDMONTON | ALBERTA



## centre 114 FLOOR PLAN



@76GROUPCO



@76GROUP



@76GROUPCO\_

76GROUP.CA