

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
- Three studio spaces 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
Total Space Available / 4,913 sq. ft. (+/-) gross
Zoning / DC1
Parking / Street angle
Heating / HVAC
Possession / Immediate
Services / Common area cleaning, snow removal, HVAC maintenance, roof maintenance
Security / Yes

LEASE FINANCIALS

LEASE RATE / **Unit 202** - 1,799 sq. ft. space
Unit 203 - 1,342 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

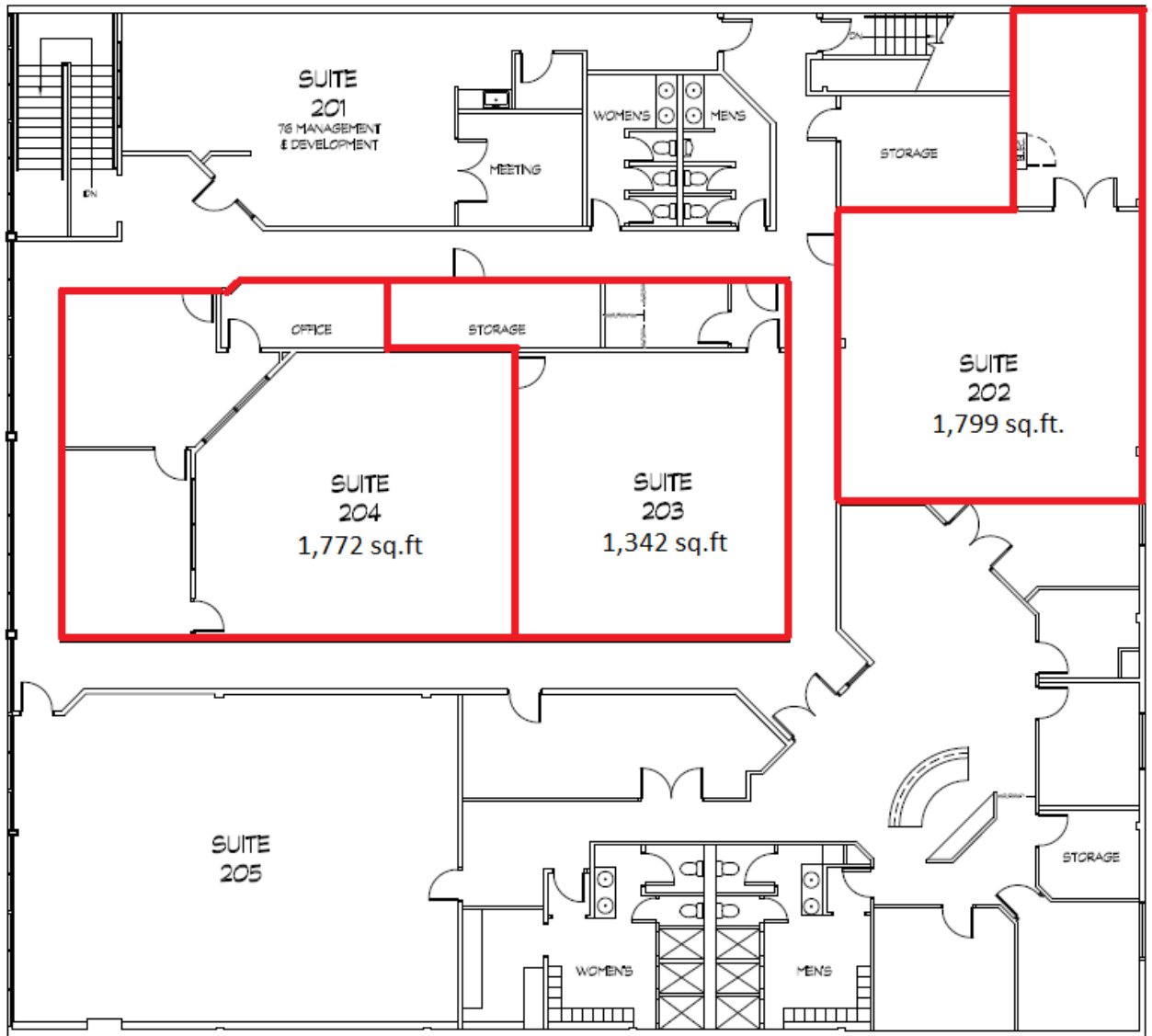
OP COSTS / \$7.14 / sq. ft. including property taxes, utilities are extra (2022 estimated)

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centre 115 FLOOR PLAN



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CENTRE 115

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unit 202



unit 203



unit 204



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