



DANCE CODE

STUDIO SPACE
CENTRE 115
FOR LEASE

SUITE #101, 10575 - 115TH ST. | EDMONTON, ALBERTA

INFO@76GROUP.CA

#780.705.8676



@76GROUPCO



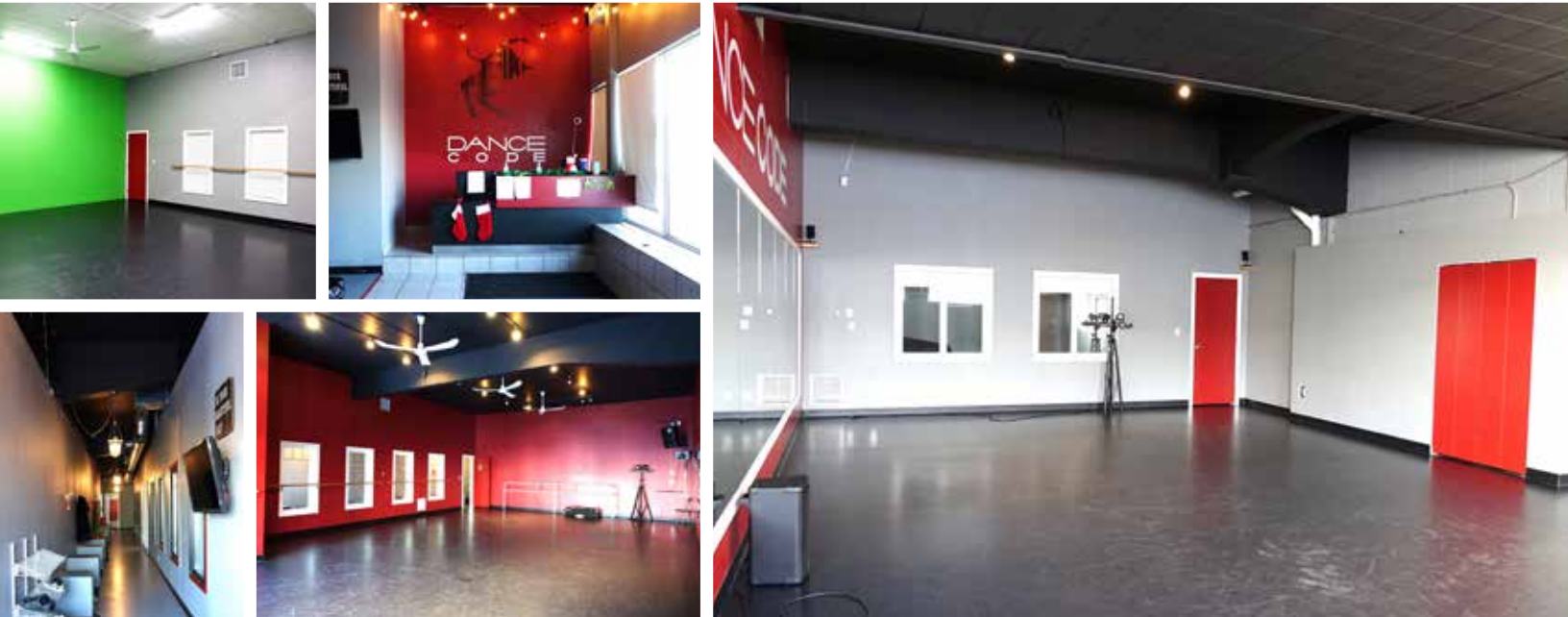
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PROPERTY HIGHLIGHTS

- 3,700 sq. ft. (+/-) Studio Space
- One block North of Oliver Square
- Close to downtown and 107th Avenue
- Three studio spaces with mirrors
- Two Bathrooms
- Storage Room
- Security cameras in and around the building
- Adjacent to a future condominium site development



PROPERTY DETAILS

Address / Suite 101, 10575 - 115 Street
Edmonton, Alberta

Type of Property / Retail, Studio, Office

Size / 3,700 sq. ft. (+/-) Studio Space

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 101* - 3,700 sq. ft. space
\$13.00/ sq. ft.
\$0.50 annual escalations

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

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