

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

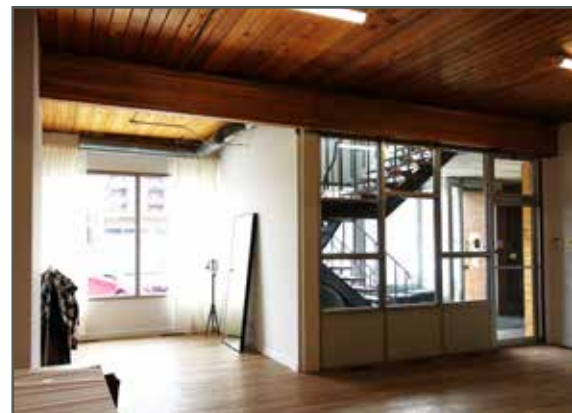
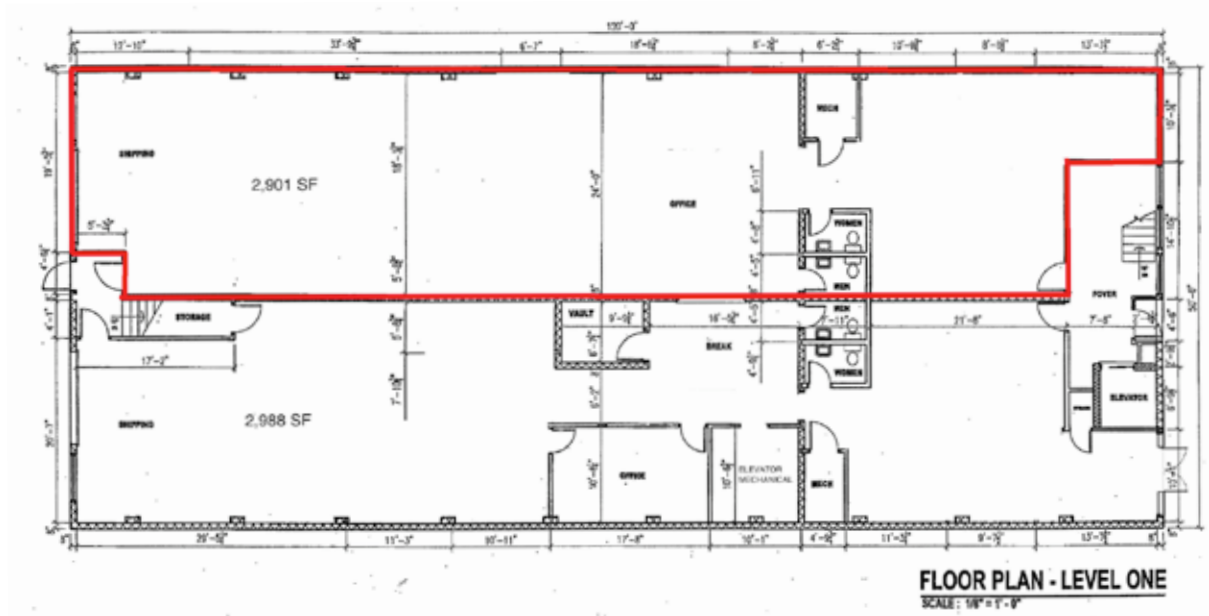
**OP COSTS** / \$12.99 / sq. ft. including property tax  
**AND** utilities (2022 estimated)

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## centre 114 FLOOR PLAN



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