



CENTRE 115

10575 - 115 STREET | EDMONTON | ALBERTA

FOR LEASE



UNIT 202



UNIT 203



UNIT 204



PROPERTY HIGHLIGHTS

- Security cameras in and around the building
- Ample street parking with great amenities nearby
- One block North of Unity Square, close to downtown and 107th Avenue
- Three studio spaces, Health & Wellness building

76 GROUP CO.
#203, 10941-120 ST NW
Edmonton, AB, T5H 3R3

780.705.8676
76GROUP.CA

PROPERTY DETAILS

- **ADDRESS** 10575 - 115 Street, Edmonton, AB
- **PROPERTY TYPE** Retail, Studio, Office
- **TOTAL SIZE** 4,913 sq. ft. (+/-) gross
- **ZONING** DC1
- **PARKING** Street Angle
- **HEATING** HVAC
- **POSSESSION** Immediate
- **SECURITY** Yes
- **SERVICES** Common area cleaning, snow removal, HVAC maintenance, roof maintenance

FINANCIALS

OPS COST

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

LEASE RATE

Unit 202 - 1,799 sq. ft. space

Unit 203 - 1,342 sq. ft. space

\$11.00 / sq. ft.

Net with \$0.50 Annual Escalations

Unit 204 - 1,772 sq. ft. space

\$12.00 / sq. ft.

Net with \$0.50 Annual Escalations

IDEALLY SUITED FOR

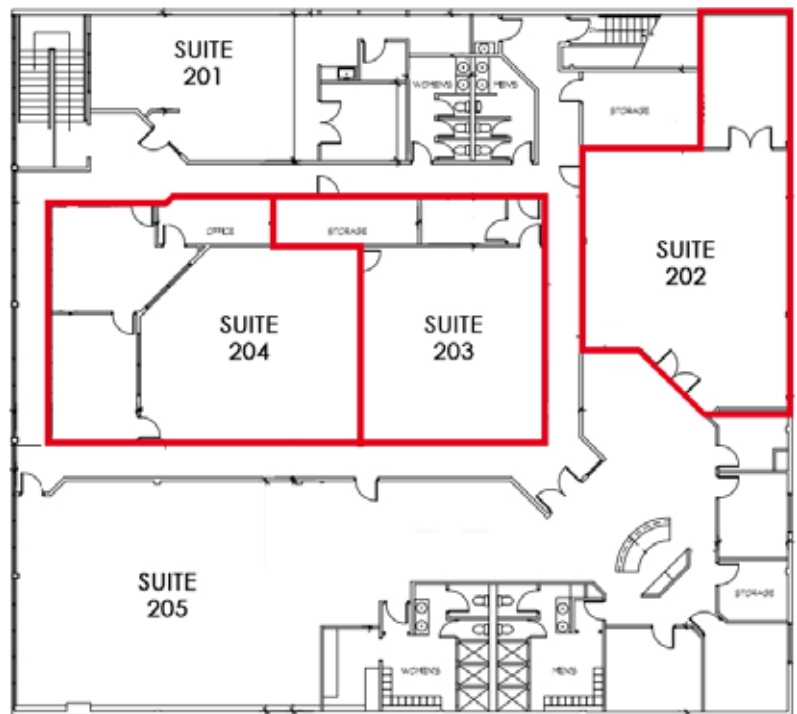
- Dance, Yoga, or Pilates Studio
- Office Space
- Massage Therapy

FLOOR PLAN

SUITE #202 | 1,799 SQ. FT.

SUITE #203 | 1,342 SQ. FT.

SUITE #204 | 1,772 SQ. FT.



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DEMOGRAPHICS

- **NEARBY POPULATION** Est. 124,000
- **COMMUNITIES NEARBY** Queen Mary Park, Glenora, North Glenora, Oliver, Westmount, Downtown
- **ACCESS TO PUBLIC TRANSIT** Direct

MAIN TRAFFIC EXPOSURE

- 107 AVENUE**
Estimated 20,800 vehicles per day
- 116 STREET**
Estimated 9,900 vehicles per day

AERIAL VIEW



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