



CENTRE 115

SUITE #201 | 10575 - 115 STREET | EDMONTON | AB

FOR LEASE



BRIGHT OPEN SPACE



MODERN UPGRADES



FLEXIBLE LAYOUT



PROPERTY HIGHLIGHTS

- Security cameras in and around the building
- Adjacent to a future condominium site development
- One block North of Unity Square
- Close to downtown and 107th Avenue

76 GROUP CO.

#203, 10941-120 ST NW
Edmonton, AB, T5H 3R3

780.705.8676

76GROUP.CA

PROPERTY DETAILS

■ ADDRESS	Suite #201, 10575 - 115 Street, Edmonton, AB
■ PROPERTY TYPE	Retail, Studio, Office
■ SIZE	1192 sq. ft.
■ ZONING	DC1
■ PARKING	Street Angle
■ HEATING	HVAC
■ POSSESSION	Immediate
■ SECURITY	Yes

FINANCIALS

OPS COST | Suite #201
\$7.14 /sq. ft. including property taxes, utilities are extra (2022 estimated)

LEASE RATE
\$14.50 / sq. ft.
- Net with \$0.50 Annual Escalations

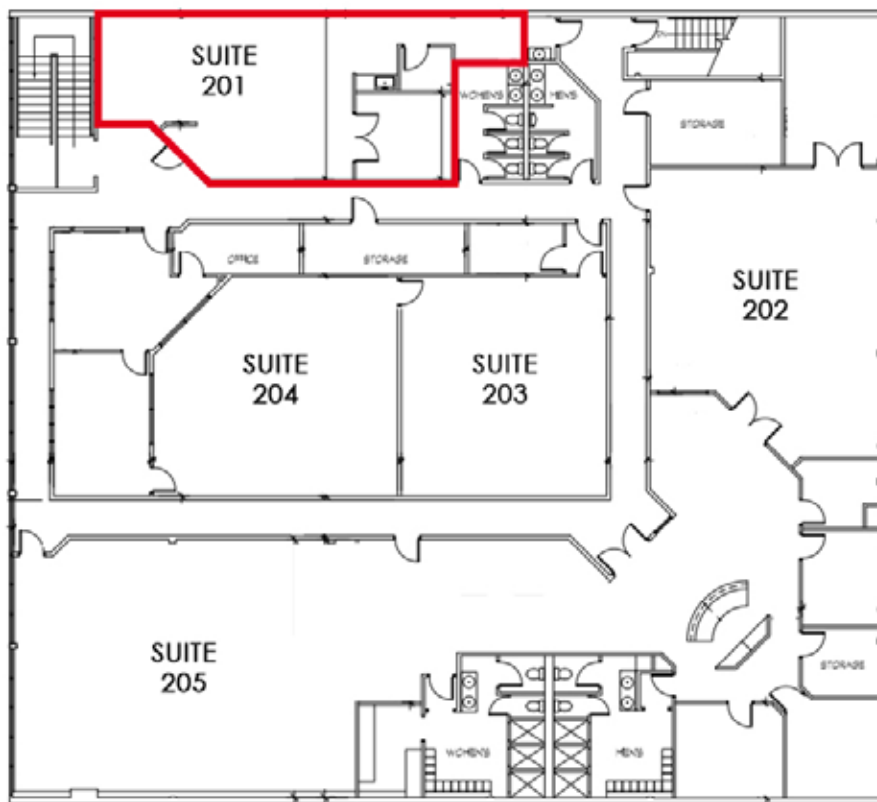
■ SERVICES	Common area cleaning, snow removal, HVAC maintenance, roof maintenance
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IDEALLY SUITED FOR

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

FLOOR PLAN

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1,192 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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