

# FOR LEASE

## CENTRE 114

10544 114 Street, Edmonton, AB



### HIGHLIGHTS

- Up to 5,890 sq ft (+/-) retail, office, studio
- One block north from Oliver Square
- Close to downtown and 107 Avenue
- Two overhead doors

### CONTACT

**ANTON MORGULIS**

Director, Broker

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ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
8806 92 Street NW Edmonton, AB T6C 3R1

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## PROPERTY DETAILS

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ADDRESS	10544 114 Street Edmonton, AB
TYPE OF PROPERTY	Retail, Studio, Office
ZONING	DC1
TOTAL SPACE AVAILABLE	From 2,901 to 5,889 sq ft (+/-)
PARKING	Street angle
HEATING	HVAC
POSSESSION	Immediate
SERVICES	Common area cleaning, snow removal, HVAC maintenance, roof maintenance



## FINANCIALS

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LEASE RATE	2988 sq ft space - \$14.00/sq ft 2901 sq ft space - \$13.00/sf ft Net with \$0.50 annual escalations
OP COSTS	\$7.17/sq ft including property taxes, utilities are extra (2018 estimated)

## RENOVATIONS IN PROGRESS

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- Brand new facade
- Elevator
- Double glass 9' door
- Architectural signage for tenants
- Revamped lobby entrance
- Elevated concrete for handicap access
- Security cameras in and around the building



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PHOTOS



 **ROYAL PARK REALTY™**

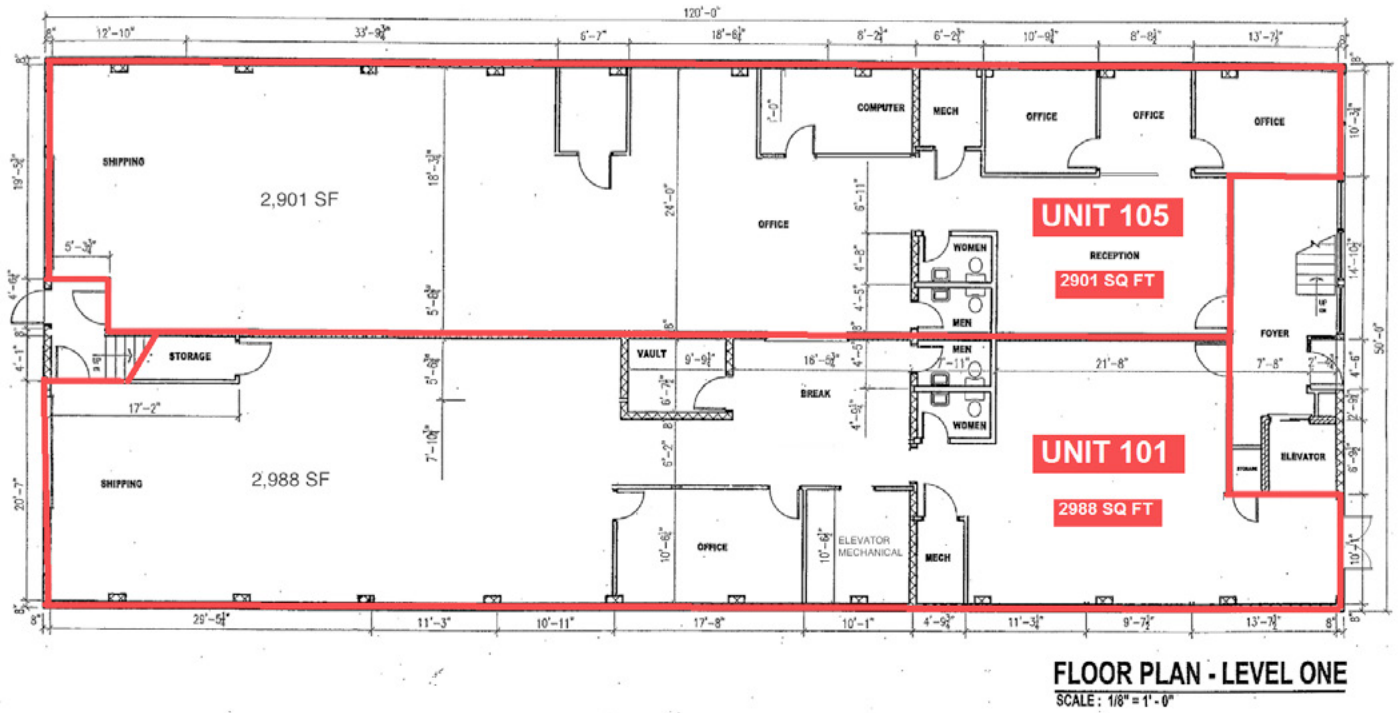
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# FLOOR PLAN



# PROPERTY LOCATION



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