

# FOR LEASE

Up to 5,200 SF (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



8225 - 105 Street, Edmonton, AB

## STRATHCONA HEALTH CENTRE

### Property Highlights

- Medical/professional building located on 105 Street, just off of Whyte Ave
- Strong location close to the University of Alberta with easy access to Gateway Boulevard, Calgary Trail, and downtown
- Elevator service throughout the building
- Tenant mix includes doctors, surgeons, pharmacy, dentists, physical therapy, and podiatry
- The building has undergone extensive updates and renovations



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



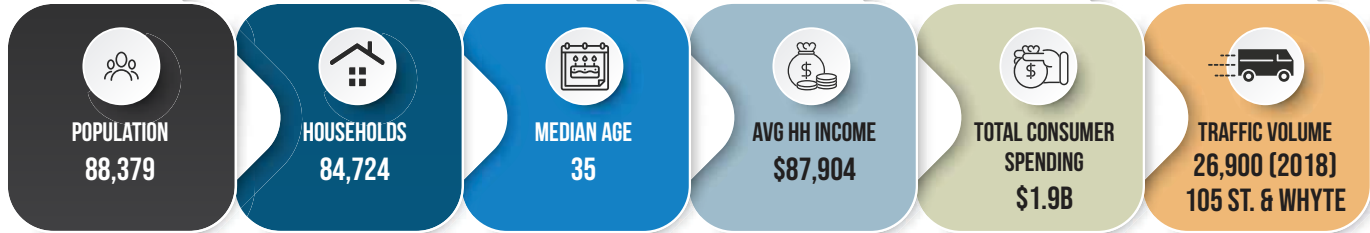
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## Demographics within 3KM



## ADDITIONAL INFORMATION

- **Ideal uses include:** hearing clinics, pediatricians, internal medicine, various medical specialists, educational consultants, and learning centers

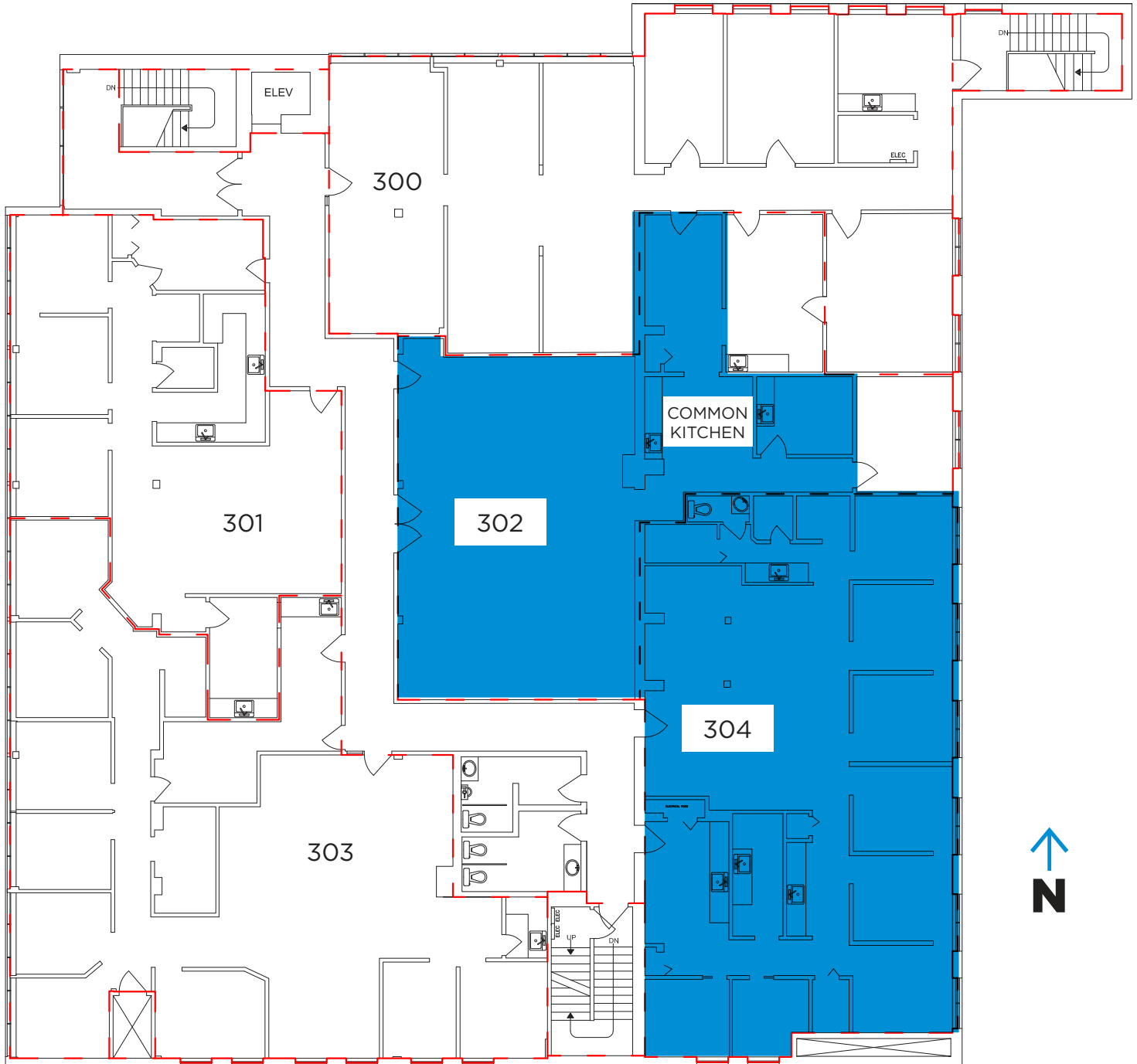


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## Current 3rd Floor Plan



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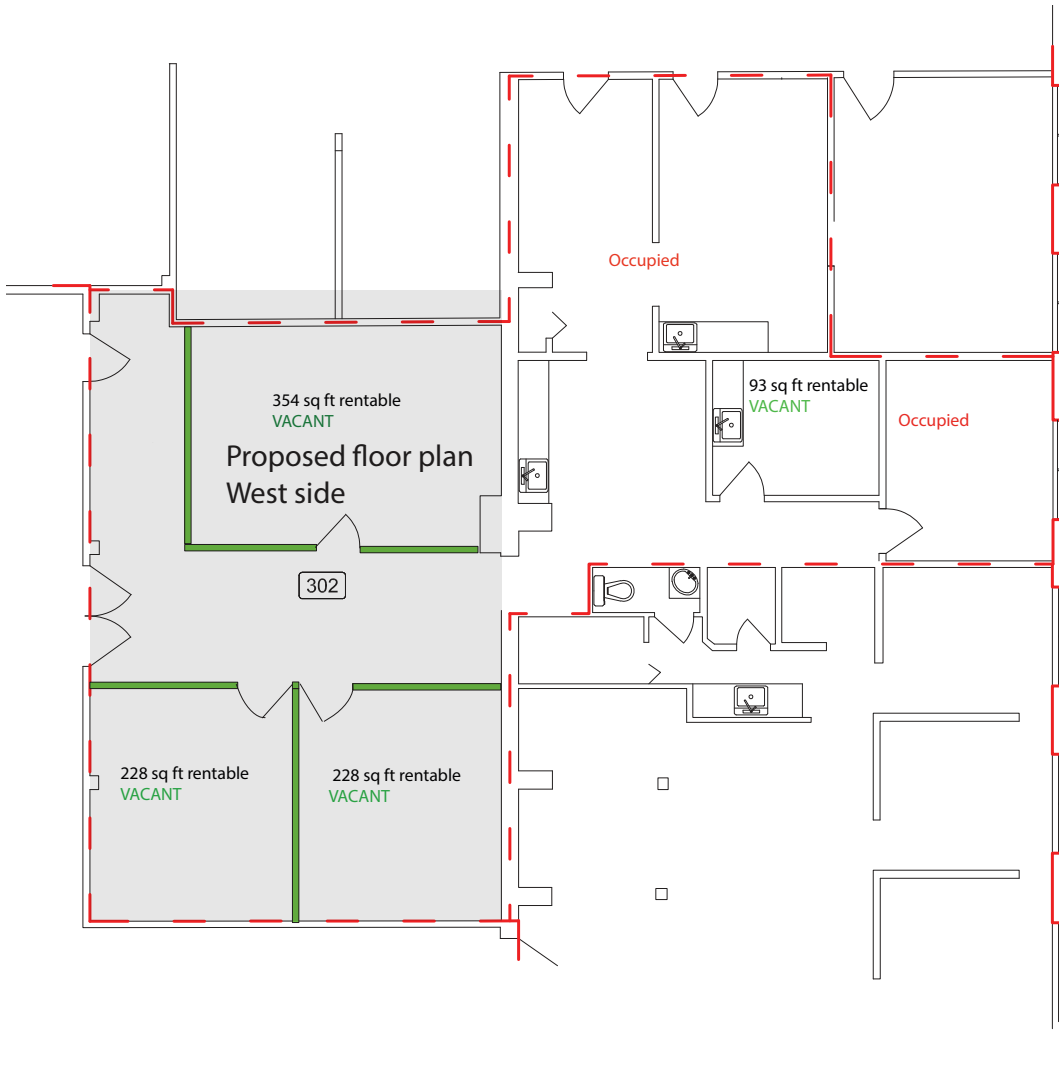


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## Suite 302 Floor Plan



773 SF Rentable area East side total  
 $340+133+93=566$  SF office space  
 $473/566=83.6\%$   
area= $646$  SF total rentable area  
1217 SF rentable west side  
 $354+228+228=810$  SF

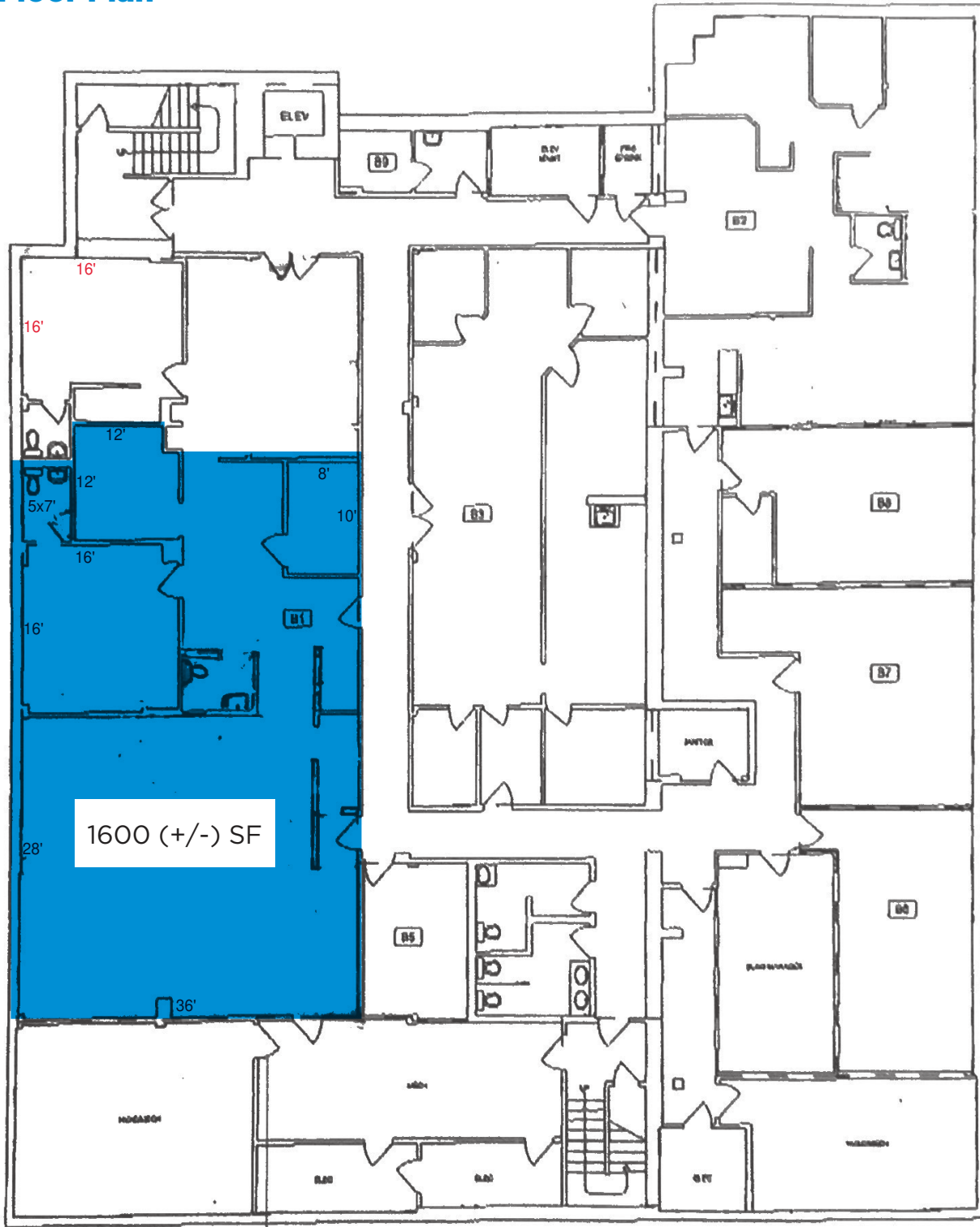


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## B1 Floor Plan



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## Property Information

**Municipal Address:** 8225 - 105 Street, Edmonton, AB

**Size:** Total Space Available: 5,200 SF (+/-)

**Unit B1:** 1,600 SF (+/-) Can be demised

**Unit 212:** 531 SF (+/-)

**Unit 302:** Individual offices as small as 100 SF (+/-)  
(With a shared kitchen facility)

**Unit 304:** 2,218 SF (+/-) Can be demised  
(Available in December 2022)

**Zoning:** CB2 (General Business Zone)

**Parking:** Ample paid and street parking

**Possession:** Immediate

\$\$\$

**Lease Rate:** \$13.00/SF

**OP Costs:** \$13.35/SF 2022 (Utilities included)

## Contact

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