

FOR LEASE
 1,529 - 1,622 sq.ft.±
 RETAIL / OFFICE / MEDICAL



Royal Alex Place
 10106 - 111 Avenue NW
 Edmonton, Alberta

Property Features

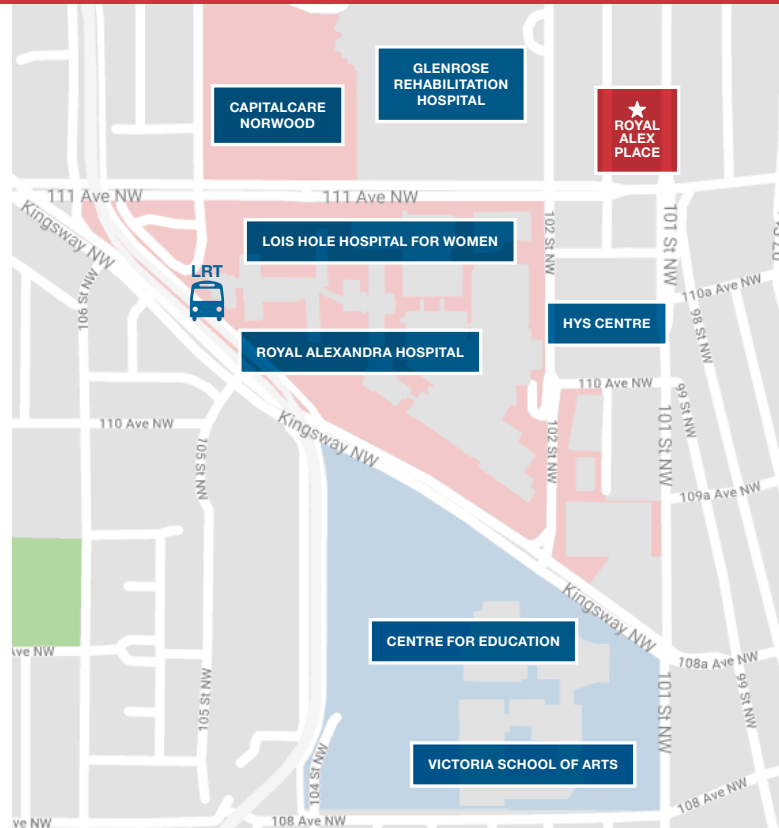
- 1,529 and 1,622 sq.ft.± available for Lease
- TI allowance available
- Adjacent to Royal Alexandra Hospital & minutes away from Kingsway/Royal Alex LRT Station
- Exposure to 31,200 vehicles per day on 111 Avenue and 101 Street (2022 City of Edmonton)
- Less than 10 minutes to downtown Edmonton

Hennadiy (Ghena) Menyaylov

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DOWNTOWN

ROGERS PLACE

VICTORIA SCHOOL OF ARTS

CENTRE FOR EDUCATION

ROYAL ALEXANDRA HOSPITAL FOUNDATION

ROYAL ALEXANDRA HOSPITAL

HYS CENTRE

LOIS HOLE HOSPITAL FOR WOMEN

101 STREET
 111 AVENUE

ROYAL ALEX PLACE

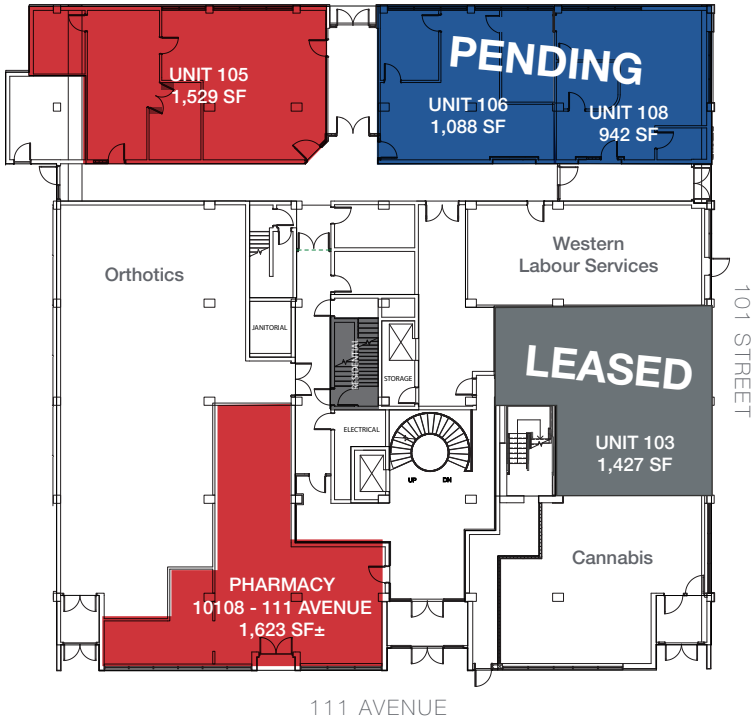
GLENROSE REHABILITATION HOSPITAL

CAPITALCARE NORWOOD

SCAN OR CLICK FOR VIRTUAL TOUR



PARKING



Additional Information

AREAS AVAILABLE Unit 105: 1,529 sq.ft.± (clinic buildout)
 Unit 10108 - 111 Avenue: 1,622 sq.ft.± (former pharmacy)
 Unit 106: 1,088 sq.ft.± (office buildout) **PENDING**
 Unit 108: 942 sq.ft.± (office buildout) **PENDING**

AVAILABLE **Immediately**

ZONING **CB3 Commercial Mixed Business Zone**

LEASE RATE
 Unit 105: \$12.00/sq.ft./annum
 Unit 10108 - 111 Avenue: \$18.00/sq.ft./annum
 Unit 106: \$12.00/sq.ft./annum
 Unit 108: \$16.50/sq.ft./annum

OPERATING COSTS **\$16.26/sq.ft./annum (2023 estimate) includes property tax, exterior maintenance, common area maintenance, management fees and utilities**

PARKING **1 stall for every 1,038 sq.ft. (subject to change)**

TI ALLOWANCE **Available**

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UNIT 105



UNIT 108



UNIT 105



UNIT 108



UNIT 10108



UNIT 10108

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