

ONE TWELVE CAMPUS

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HIGHLIGHTS

Located close to Jasper Avenue, this two-tower building is owned and managed by Rohit Group of Companies and has the benefit of being close to many residential buildings while also being within walking distance to the Government District, Downtown and the River Valley along with many close by restaurants and amenities. The building offers secure parking, efficient floorplans, patio's and nearby green spaces with the ability to accommodate a variety of uses.



5 Min drive to the River Valley



6 Min drive to Victoria Park



5 Min drive to Rogers Place



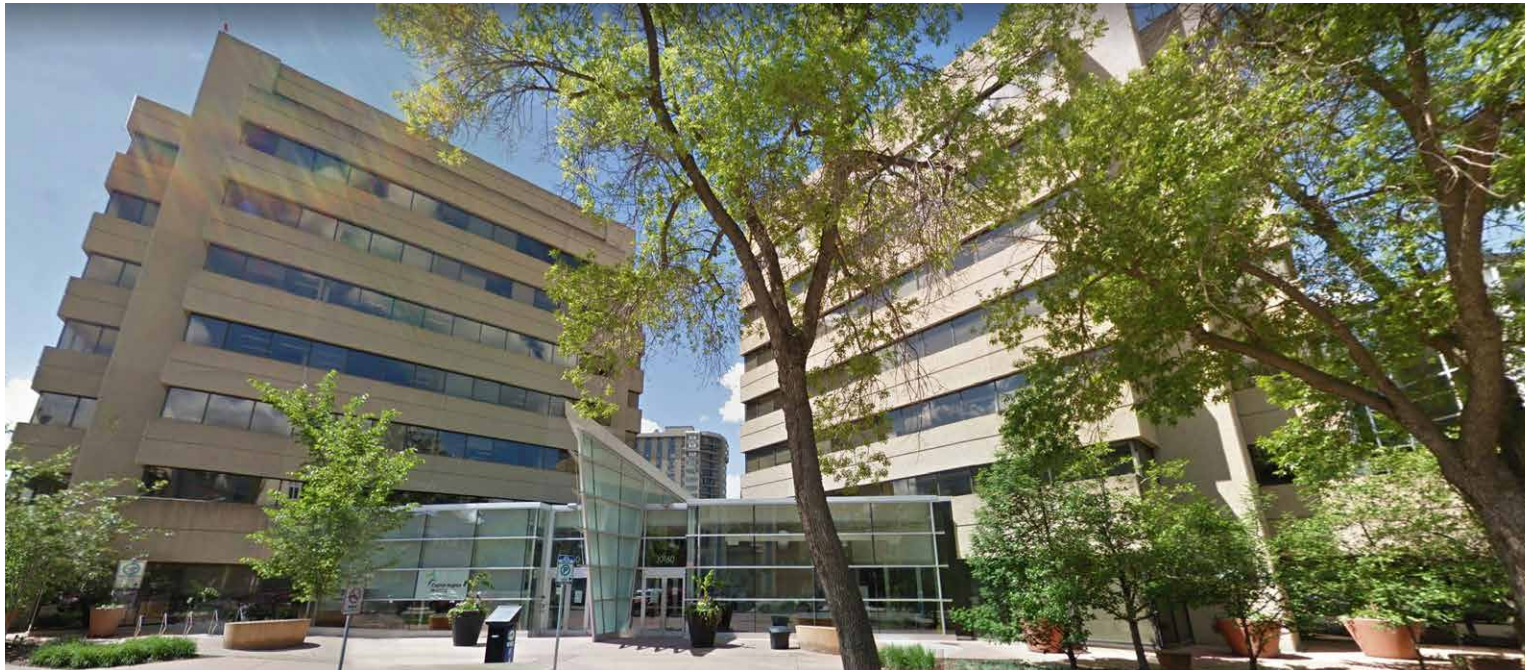
Royal Glenora Club
7 Min drive / 19 Min walk

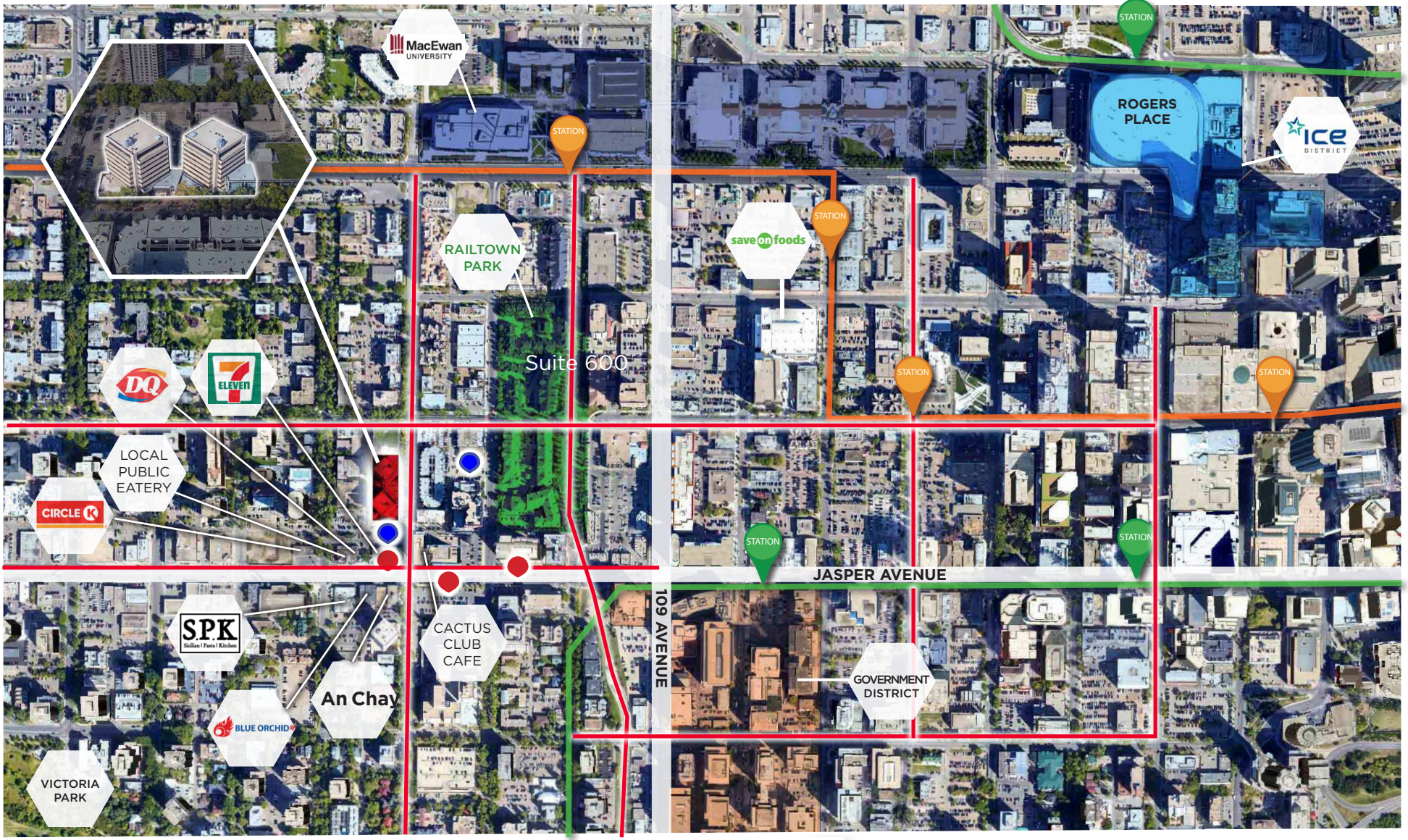


5 Min drive to
Downtown Core



9 Min walk to Corona
LRT Station





	LRT Station		Future Valley Line LRT Station
	Current LRT Line		Future LRT Line
	ETS Transit Stop		BIKE ROUTE
	Parking		

ONE TWELVE CAMPUS

BUILDING FEATURES

Rohit[™]
Bold Goes Further

**CUSHMAN &
WAKEFIELD**
Edmonton



TENANT FITNESS CENTRE

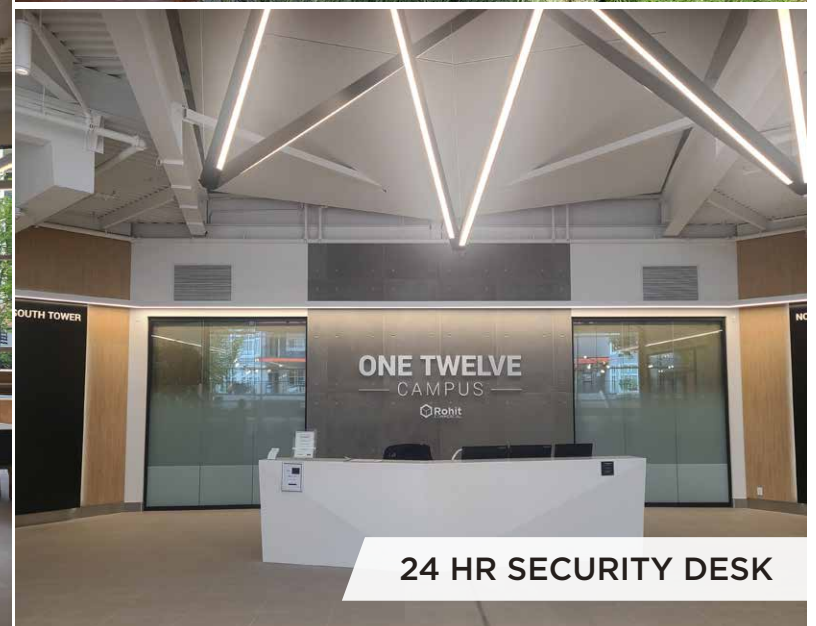


- New lobby upgrades
- Roam Cafe
- 24 hour security
- New fitness centre with showers and lockers
- Secured underground parking
- Ample visitor parking

BUILDING EXTERIOR



UPGRADED LOBBY AREA & CAFE



24 HR SECURITY DESK

LIVE



WORK



PLAY



ONE TWELVE CAMPUS

Property Details

Main Floor

Suite 1	Leased
Suite 2	Leased
Suite 3	±1,796 SF (Retail)

South Tower

Suite 200	Leased
Suite 300	Leased
Suite 400	±9,282 SF
Suite 500	Leased
Suite 600	Leased
Suite 700	Leased
Suite 701	±2,399 SF

North Tower (Leased) Covenant Health

Demising options available

Parking: 1.7/1,000 SF

Combination of surface and underground parking available at market rates

Base Rent: Starting at \$16.00 per SF

Additional Rent: \$14.21 per SF (2024 estimate)

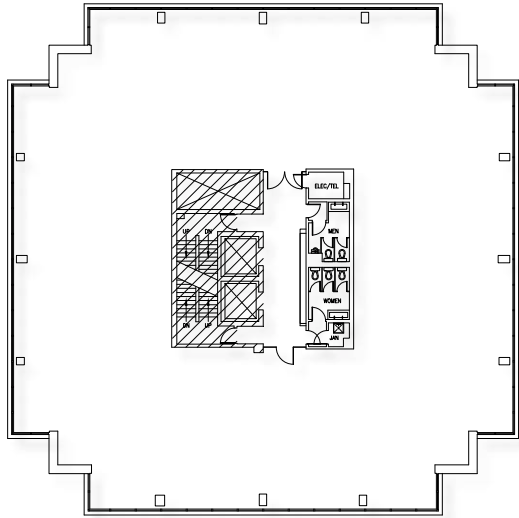
Management Fee: 5%

NORTH & SOUTH TOWERS

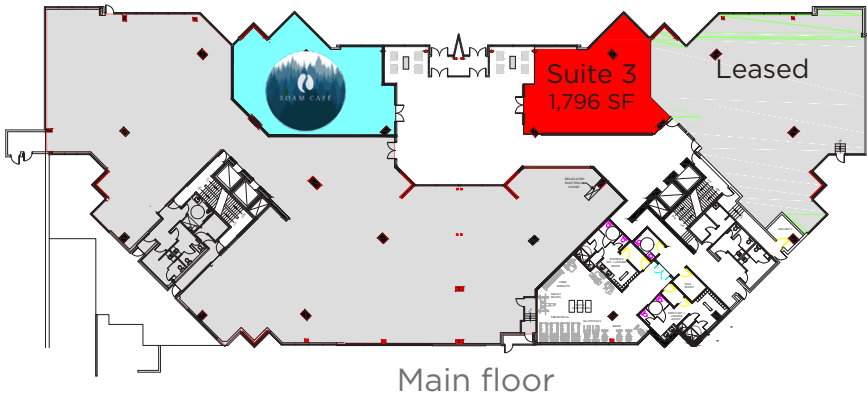


- For Lease
- Covenant Health

EMCN
Edmonton Mennonite
Centre for Newcomers



Floor plan for floor 4



Main floor



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