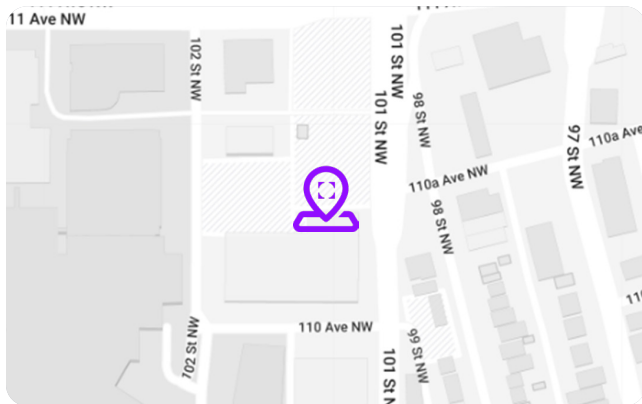




Hys Centre

11010 101 Street, Edmonton, Alberta



Location Highlights



Major Intersection

101 Street & 110 Avenue NW



Nearest Hospital

0.5 km Royal Alexandra Hospital



Public Transit Access

Kingsway/Royal Alexandra LRT Station
Bus 09, 151, 560 via 101 Street
Bus 09, 125 via 111 Avenue

Leasing Inquiries



Richie Lipton
Leasing Manager

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E richie.lipton@nwhreit.com
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Hys Centre

11010 101 Street, Edmonton, Alberta



Edmonton **Cardiology Consultants**



Property Description

Hys Centre is a medical office building located on the Royal Alexandra Hospital campus, directly connected to the hospital via underground path. The recently updated building features a modernized lobby, upgraded common areas, rooftop patio, amenities room, and heated underground parking. Hys Centre features a diversified tenant mix that includes medical professionals and healthcare services including a walk-in clinic, lab, diagnostic imaging, and specialists. The property has abundant parking for tenants and visitors, on-site management, and 24-hour security.

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Property Highlights

Building Size	159,951 sq.ft.
Floors	7
Asking Rent (starting at)	\$17.00
Additional Rent (2024 est.)	
Operating Costs	\$15.10
Realty Taxes	\$5.19
In Suite Cleaning Costs	\$2.75
Total	\$23.04 psf
Bike Storage	Indoor and Outdoor
Parking	Surface and Underground
Electric Vehicle Chargers	No
Wired Score	Silver

NOTE: Asking Rent listed above is based on a standard medical office. Additional Rent listed above is an estimate and is subject to change.