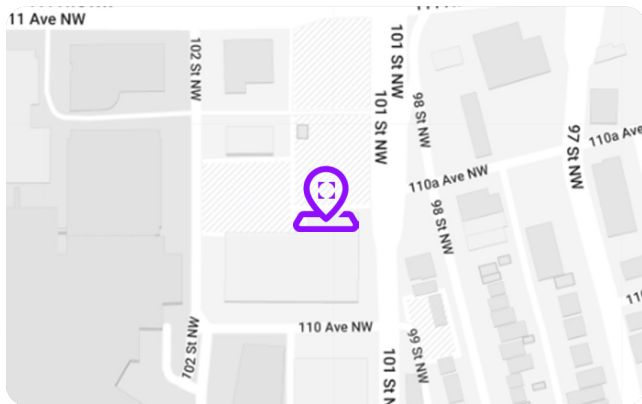




# Hys Centre

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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W nwhproperties.com



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11010 101 Street, Edmonton, Alberta



## 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

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