



REDUCED PRICE

FOR SALE / LEASE

CAPITAL CENTRE

±14,472 SF SECOND FLOOR OFFICE SPACE

10145/10175 109 Street NW,
Edmonton, AB

PROPERTY HIGHLIGHTS

Move-in ready second-floor office space available for sale or lease. ±14,472 SF located in central downtown Edmonton. Daycare and restaurants on-site.

Ample underground parking spaces are available with flexible lease options through ZipStall.

- Move-in ready
- Central location
- Low Op. Costs, includes utilities
- Elevator Service
- Built-out as classroom space
- Private balconies
- Owner will consider demising option scenarios

SALE PRICE
\$2,600,000
(\$179/SF)

LEASE PRICE
\$15/SF

AVAILABLE SPACE
±14,472 SF

PROPERTY PHOTOS



PROPERTY DETAILS

Municipal Address:
10175 109 Street NW,
Edmonton AB

Building Name:
Capital Centre

Unit Size:
±14,472 SF

Zoning:
UW - Urban Warehouse

Parking:
Underground
Flexible Leasing Options Through ZipStall

Year Built:
1981

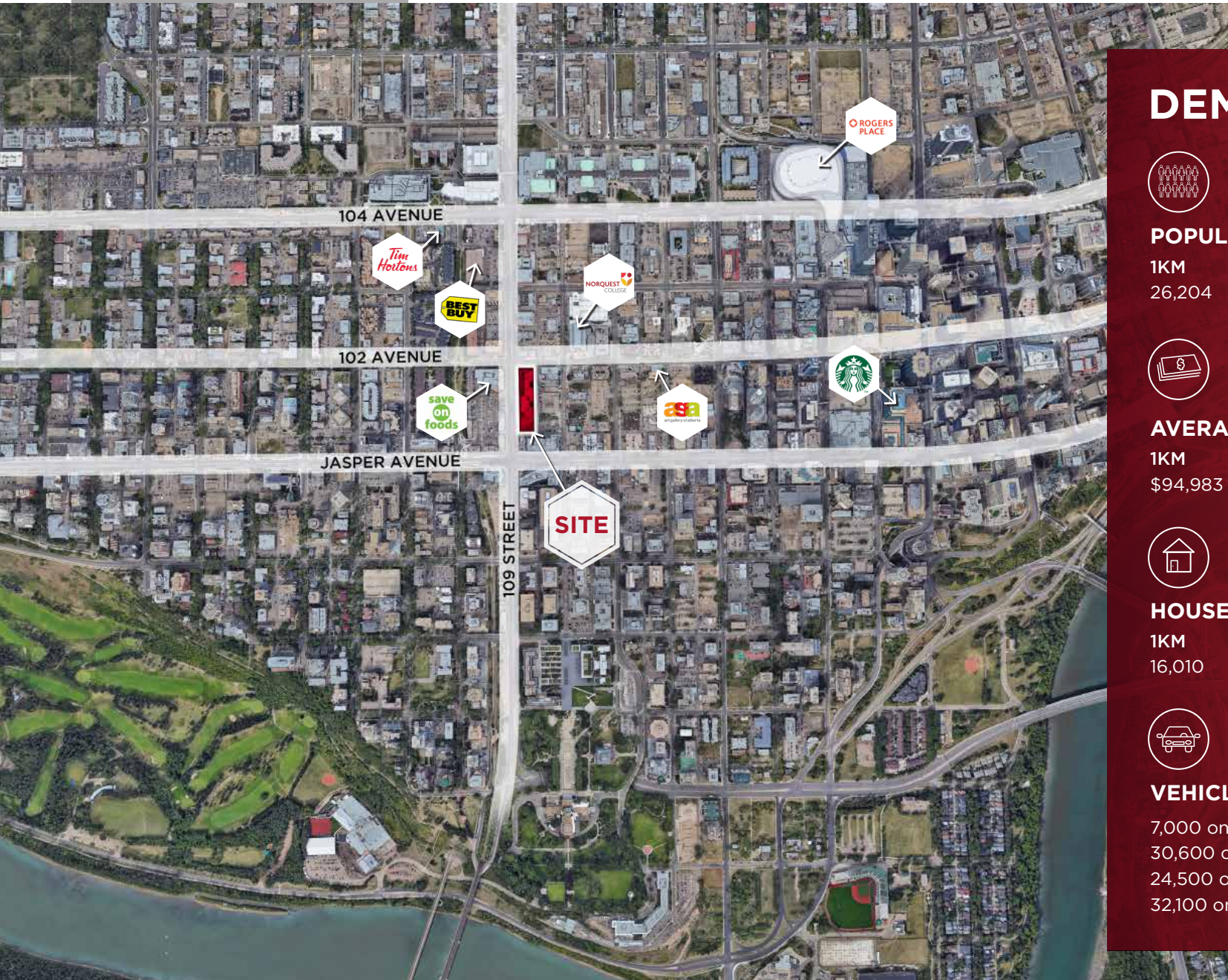
Base Rent:
\$15/SF

Operating Costs:
\$14.25 including utilities



PROPERTY PHOTOS

AERIAL



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
26,204	100,549	211,604



AVERAGE INCOME

1KM	3KM	5KM
\$94,983	\$97,308	\$109,911



HOUSEHOLD

1KM	3KM	5KM
16,010	54,781	102,669



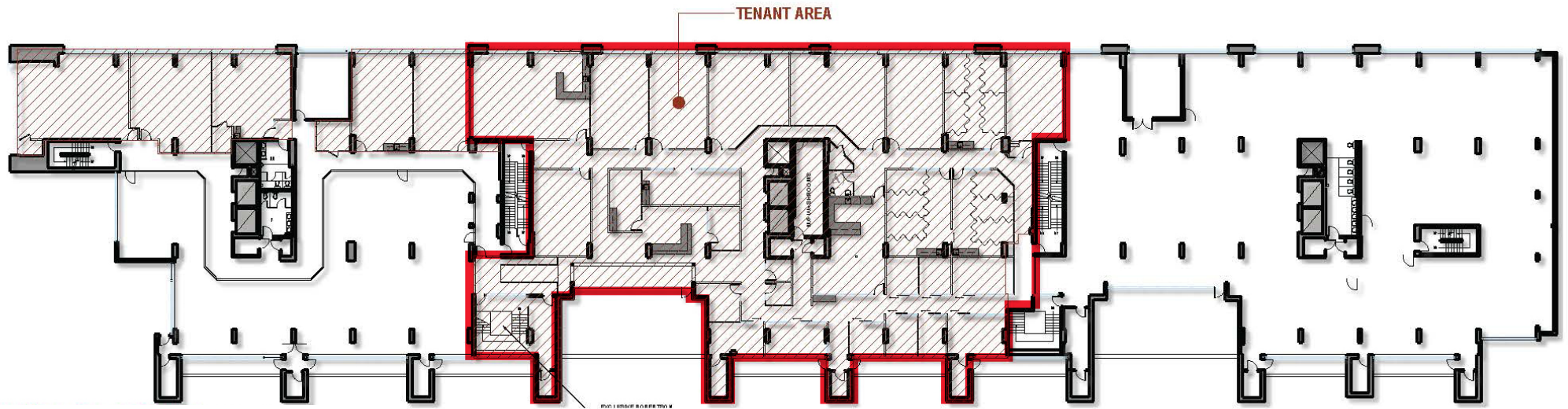
VEHICLES PER DAY

7,000 on 102 Avenue
 30,600 on 104 Avenue
 24,500 on Jasper Avenue
 32,100 on 109 Avenue

FLOOR PLAN



±14,472 SF



SECOND FLOOR PLAN





 **CUSHMAN & WAKEFIELD**
Edmonton

Dustin Bateyko
Partner
780 702 4257
dustin.bateyko@cwedm.com