

THE HAT AT FIVE CORNERS

10215 95 Street NW
Edmonton, AB T5H 4M4

1,257 - 6,294 SF Available Immediately


THE HAT
FIVE CORNERS

RENT NOW VISIT OUR
LEASING
CENTRE
HATFIVECORNERS.COM
(825) 202-7276

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THE OPPORTUNITY

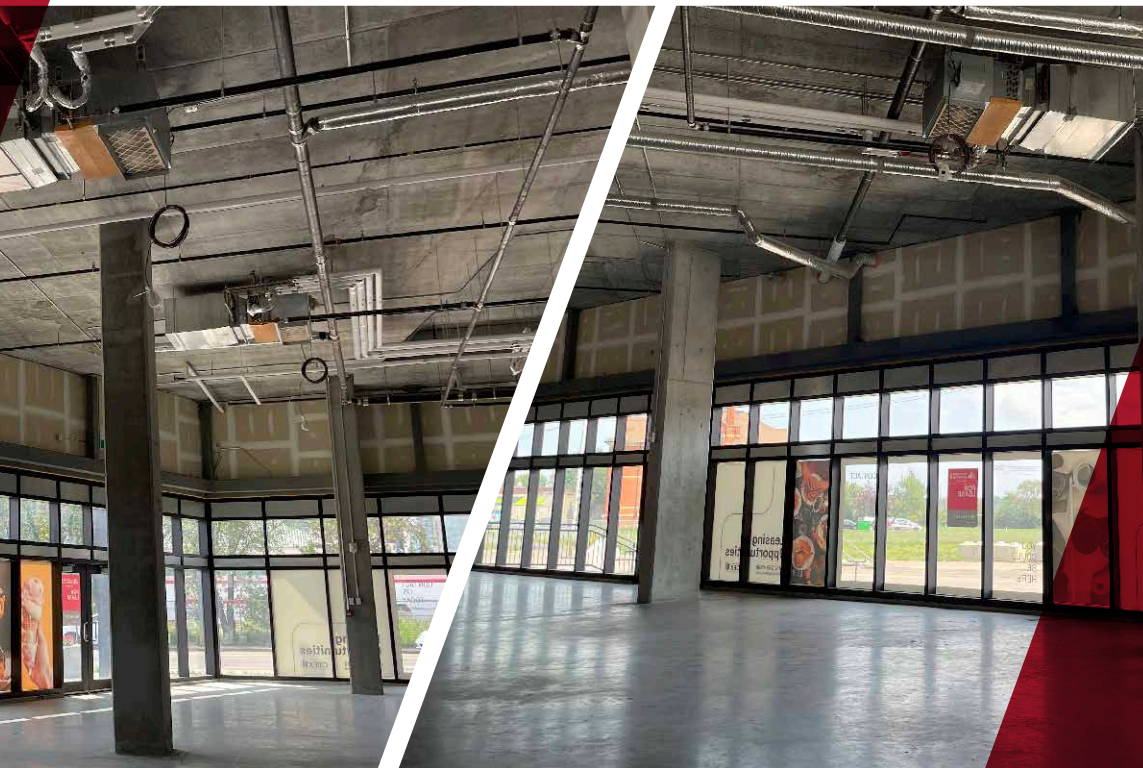
Cushman and Wakefield Edmonton is pleased to present the unique main floor retail leasing opportunity in the Hat at Five Corners. The Hat at Five Corners provides exceptional curb appeal with multiple demising options available. This 199 unit mixed-use luxury complex will provide your business with a spacious open concept space with 20' ceiling height!

THE PROPERTY

- Conveniently located on the high traffic intersection of Jasper Avenue and 95 Street.
- High exposure to over 16,700 vehicles per day by being located at the corner of a major intersection!
- Healthy existing consumer based in residential tower
- Building predominately occupied by business professionals.



- Strategically located across the street from new Valley Line LRT (Quarters Stop LRT Station).
- South facing patio opportunity.
- DC1 Zoning allows for a wide variety of uses.
 - Possession available immediately.
- High exposure signage opportunities available.
- Nearby Tenants include The Moth Cafe, Syphay Restaurant and many others.



IDEAL FOR:



RESTAURANT



RETAIL STORE



MEDICAL USE

PROPERTY DETAILS

MUNICIPAL ADDRESS

10215 95 Street NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 1221938, Block 1, Lot 2

ZONING

DC1

AVAILABLE SIZES

Retail Area 1: ± 1,257 SF

Retail Area 2: ± 1,724 SF

Retail Area 3: ± 2,551 SF

Retail Area 4: ± 2,019 SF

*Up to ± 6,294 SF of contiguous space available

BASE RENT

Market

OPERATING COSTS

\$13.75/SF/annum (2024 estimate)

*Includes building insurance, property tax, common area maintenance and management fees

PARKING

Street parking in the area, plus potential for heated underground parking for tenants at current market rates

CEILING HEIGHT

20'±

OCCUPANCY

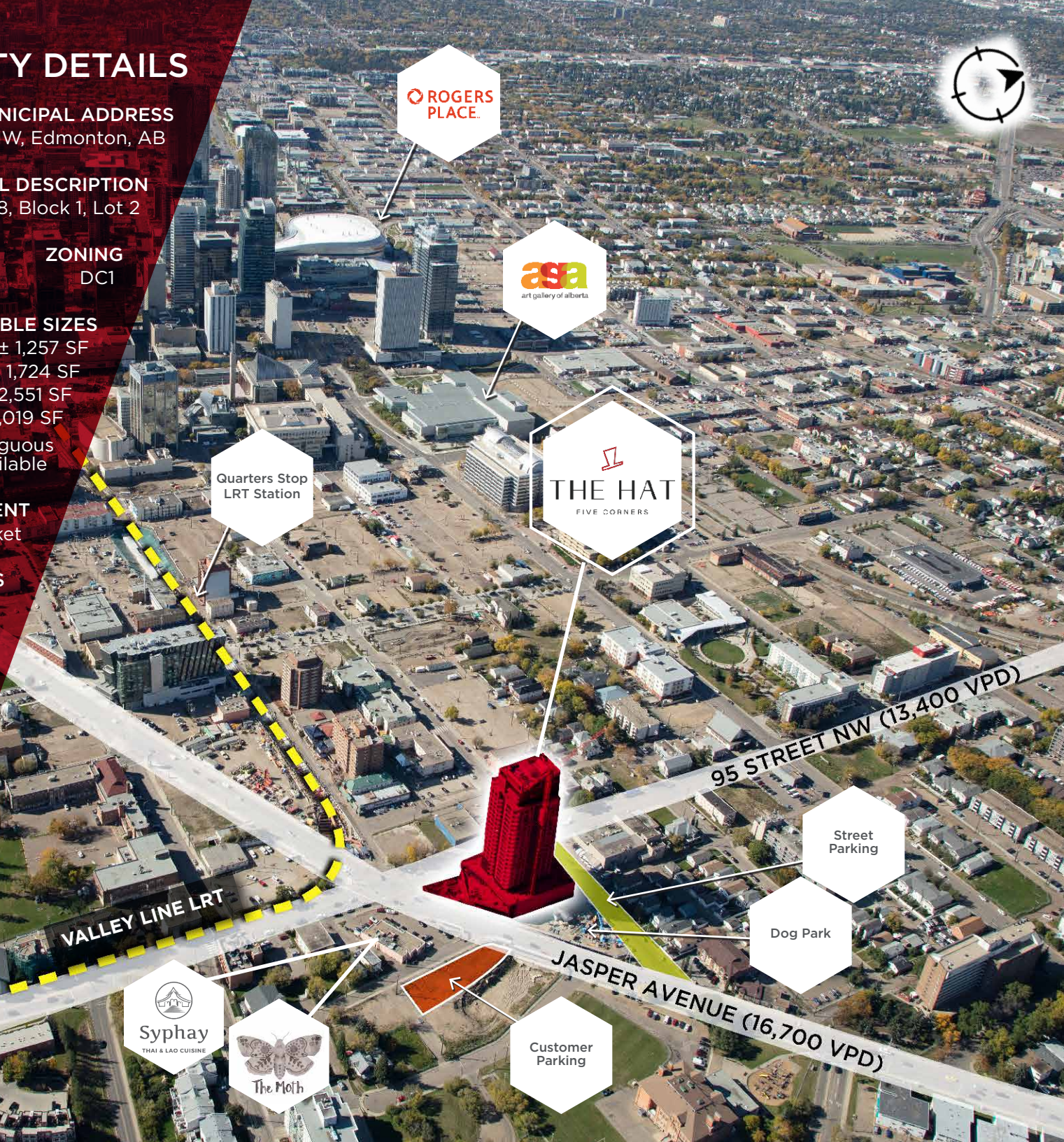
Available Immediately

LEASE TERM

Negotiable

TI ALLOWANCE

Negotiable



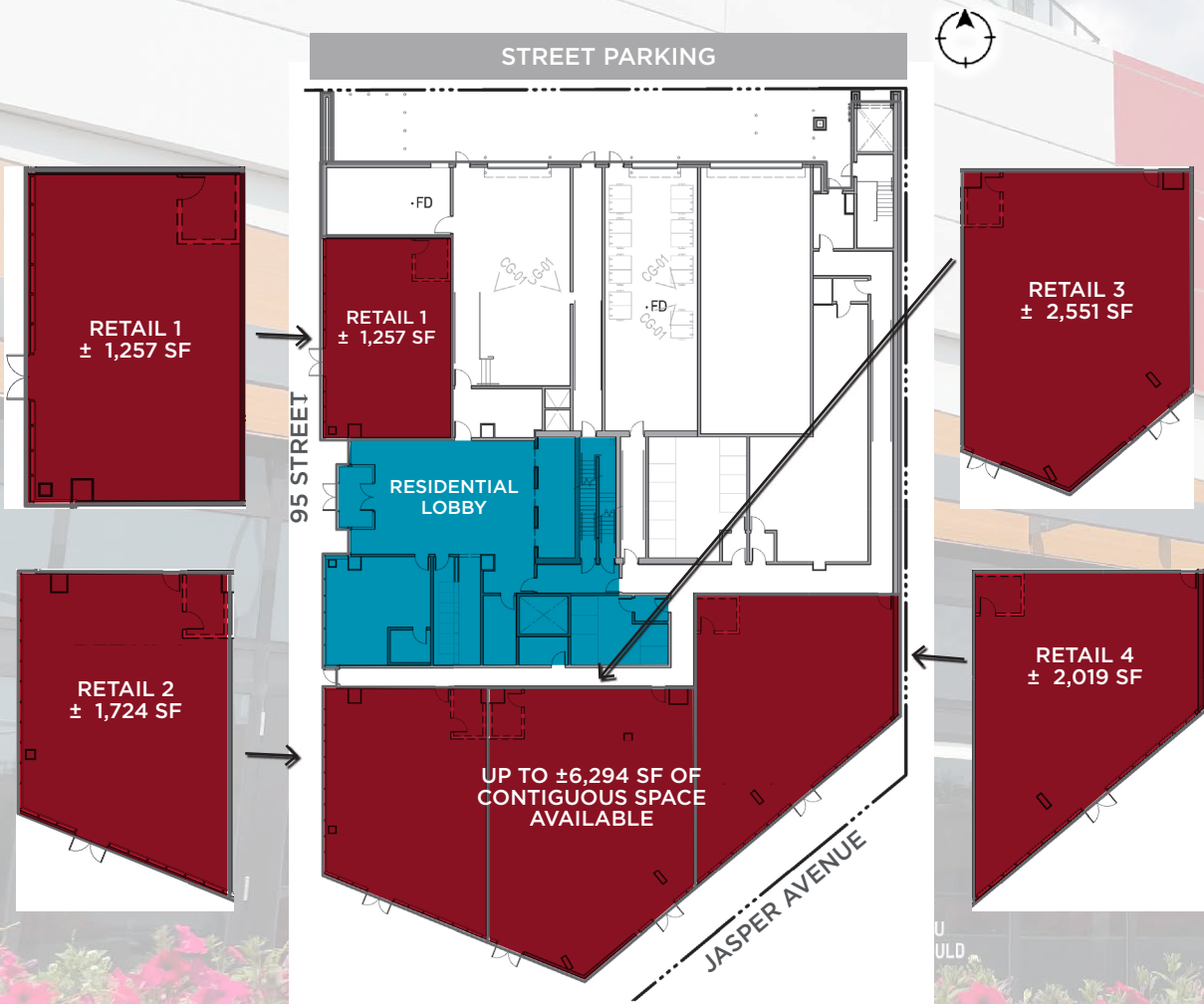
95 STREET NW (13,400 VPD)

JASPER AVENUE (16,700 VPD)

VALLEY LINE LRT

FLOOR PLAN

DEMOGRAPHICS



POPULATION

1km	3km	5km
25,447	199,524	420,093

HOUSEHOLDS

1km	3km	5km
13,573	97,757	181,545

AVERAGE INCOME

1km	3km	5km
\$83,981	\$97,757	\$181,545

VEHICLES PER DAY

13,400 on 95 Street NW and 16,700 on Jasper Avenue in front of property

CUSHMAN & WAKEFIELD
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