

FOR LEASE
 942 - 1,529 sq.ft.±
 RETAIL / OFFICE



Royal Alex Place
 10106 - 111 Avenue NW
 Edmonton, Alberta

Property Features

- 942, 1,088, 1,427 and 1,529 sq.ft.± available for Lease
- Shell space with TI allowance available
- Adjacent to Royal Alexandra Hospital & minutes away from Kingsway/Royal Alex LRT Station
- Exposure to 10,200 vehicles per day on 111 Avenue and 101 Street (2018 City of Edmonton)
- Less than 10 minutes to downtown Edmonton

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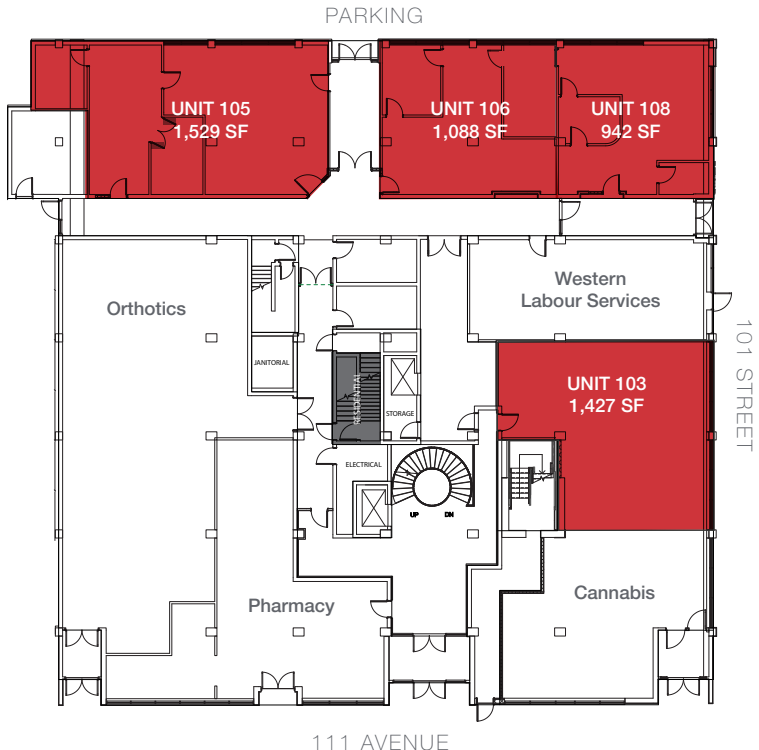
SCAN OR CLICK
 FOR VIRTUAL TOUR



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Additional Information

AREAS AVAILABLE	Unit 103: 1,427 sq.ft.± (undeveloped) Unit 105: 1,529 sq.ft.± (clinic buildout) Unit 106: 1,088 sq.ft.± (office buildout) Unit 108: 942 sq.ft.± (office buildout)
AVAILABLE	Unit 103: Immediately Unit 105: Immediately Unit 106: Immediately Unit 108: 30 Days Notice
ZONING	CB3 Commercial Mixed Business Zone
LEASE RATE	Contact Leasing Agents
OPERATING COSTS	\$15.72/sq.ft./annum (2022 estimate) includes property tax, exterior maintenance, common area maintenance, management fees and utilities
PARKING	1 stall for every 1,038 sq.ft. (subject to change)
TI ALLOWANCE	Available



6701-A GM22



UNIT 105



UNIT 108



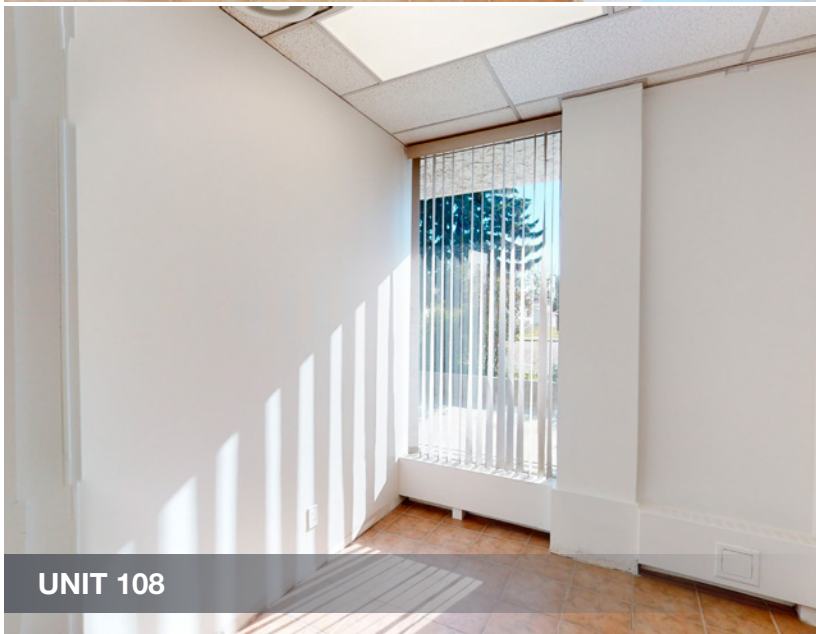
UNIT 105



UNIT 108



UNIT 105



UNIT 108

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