



# GARNEAU PROFESSIONAL CENTRE

11044 82 Avenue NW, Edmonton AB

**Premium office or  
medical space for sale.**

*Once in a lifetime opportunity*

Colliers

**NAI**Commercial

*Introducing*

# Garneau Professional Centre

**A centre for Edmonton's health, wellness, technology and education professionals.**

Garneau Professional Centre is a high-quality office building strategically located within walking distance of the University of Alberta, the LRT line, and an abundance of amenities on Whyte Avenue.

With flexible floorplates offering units ranging between 800 – 8,000 square feet, Garneau Professional Centre offers owner user groups a variety of size options and buildouts. Located within the largest healthcare cluster in Alberta, the property is within walking distance of the University of Alberta and numerous hospital and research facilities making this a once in a life time opportunity for office and healthcare groups to own their piece of the University area with a Whyte Avenue address.



DOWNTOWN EDMONTON

UNIVERSITY OF ALBERTA

STOLLERY CHILDREN'S HOSPITAL

U OF A HOSPITAL

KAYE EDMONTON CLINIC

GARNEAU NEIGHBOURHOOD



114 STREET

109 STREET

WHYTE AVENUE

# Unparalleled Location

*Put down roots in the heart of Edmonton's Whyte Avenue, close to the University of Alberta*

### Largest Healthcare Cluster in Alberta

Garneau Professional Centre is within walking distance of the largest healthcare cluster in Alberta, consisting of a combination of hospital facilities, healthcare research, and biotechnology research.

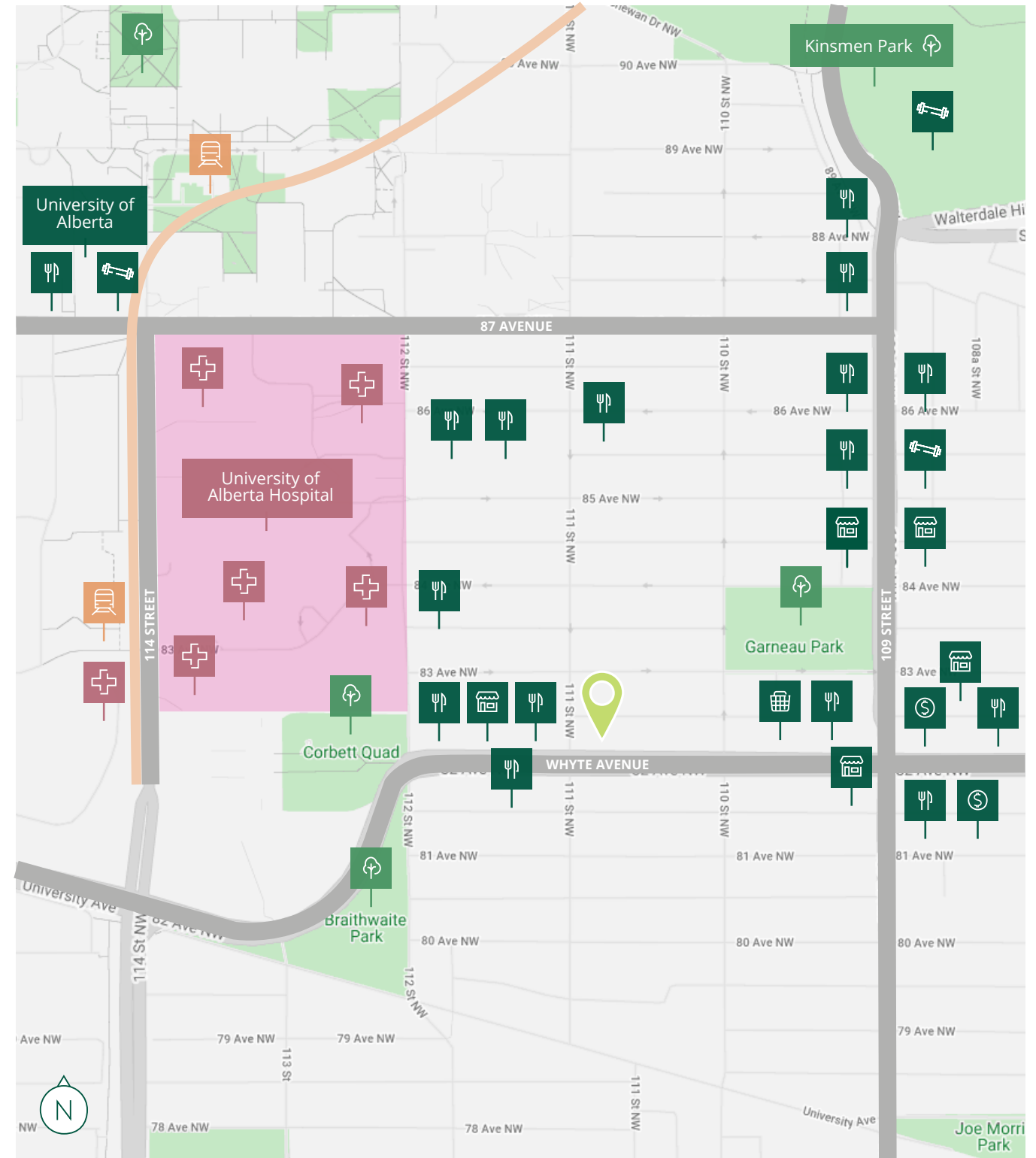
The area, combined with the University of Alberta, creates a strategic hub for a variety of disciplines and groups.

### Public Transportation












Numerous transportation options are available within walking distance of Garneau Professional Centre, providing excellent accessibility for clients and visitors. The University LRT Station and Health Sciences/ Jubilee LRT Station are located within 1-kilometre, and several bus routes are available in the immediate area.

### Whyte Avenue Amenities

Home to many of Edmonton's arts and entertainment facilities, Whyte Avenue is famous for its plethora of attractions and amenities, and is a local shopping hub for residents and destination shoppers. Retail shops, services, restaurants, cafes, bars and outdoor activities are in abundance, attracting urban professionals, families and students to the area.



## Nearby Amenities

-  Garneau Professional
-  Major arterial
-  LRT Line
-  Medical services
-  Shopping/Retail
-  Food services
-  Banking services
-  Groceries
-  Fitness Centre
-  LRT Station
-  Parks/green spaces



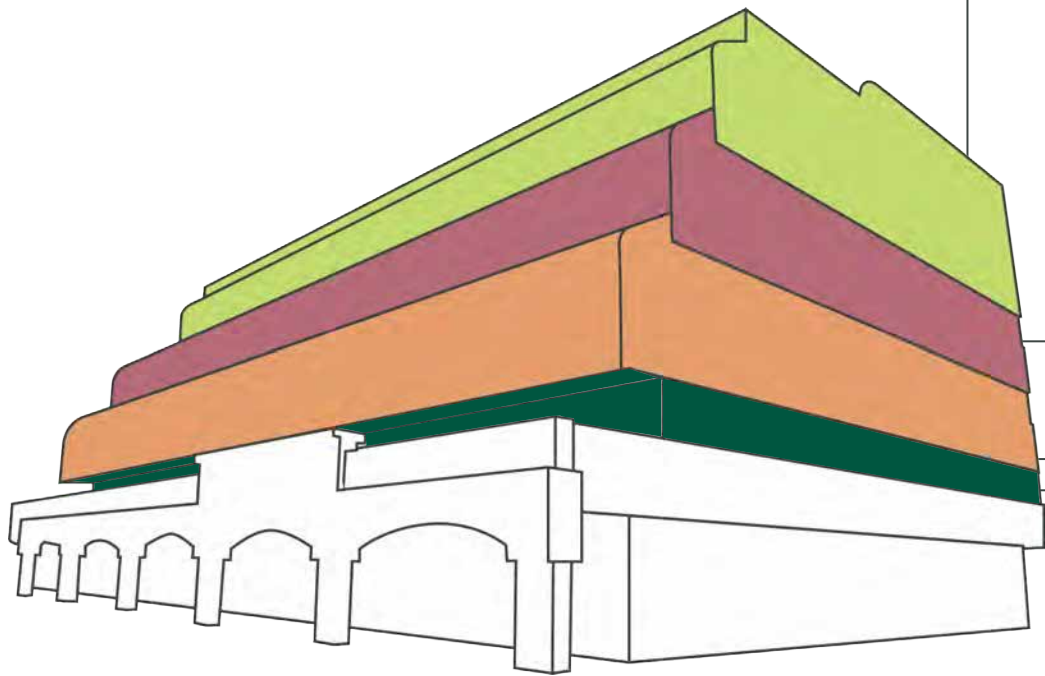
*Own your piece in one of the most sought after neighborhoods in Edmonton*

# In the newly reimagined Garneau Professional Centre



*Own your space here*

# Building Features



- 5 5th Floor**  
Suite 501 1,507 SF
- 4 4th Floor**  
Suite 402 1,378 SF  
Suite 410 1,389 SF  
Suite 420 904 SF  
Suite 430 1,561 SF  
Suite 435 1,065 SF  
Suite 440 2,056 SF  
  
Suite 402, 410, 420, 430, 435 and 440 contiguous for 8,353 SF
- 3 3rd Floor**  
Suite 300 1,507 SF  
Suite 301 2,809 SF  
Suite 345 1,227 SF  
Suite 350 732 SF  
  
Suite 300 and 301 contiguous for 4,316 SF
- 2 2nd Floor**  
Suite 260 1,959 SF



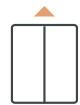
**Underground parkade**



**Ample visitor parking**



**Unique window features provide enhanced natural light**



**Two large elevators**



**Brand new common area upgrades**



**Signage opportunities facing Whyte Avenue**

# Investing in your own property: Why it makes sense



### Building Equity

Monthly payments directly contribute to equity as the principal is paid down.



### Tax Breaks

Let tax efficiencies via depreciation, deduction of interest and other mortgage related expenses work in your favour.



### Financial Risk

Eliminate annual rent and operating cost increases from landlords.



### Commercial Condominium Prices

Prices have consistently increased year-over-year for the past decade.



### Operational Cost Control

Ensure goal alignment with other owners and be a direct decision-maker regarding operational costs.



### Interest Rates & Lending Terms

Take advantage of historically low borrowing rates coupled with favorable terms for owner user groups.



### Lease Agreements

Lease agreements are inherently landlord favoured, allowing them to charge on costs that you would not incur as an owner.



### Improving Space

Money spent on an office you own increases value for your asset, not the landlord's.



### Additional Benefits

Ownership provides many more financial options including renting to a third party or selling asset with the sale of a business. It also provides you as the owner with more control over building decisions and capital expenditures.

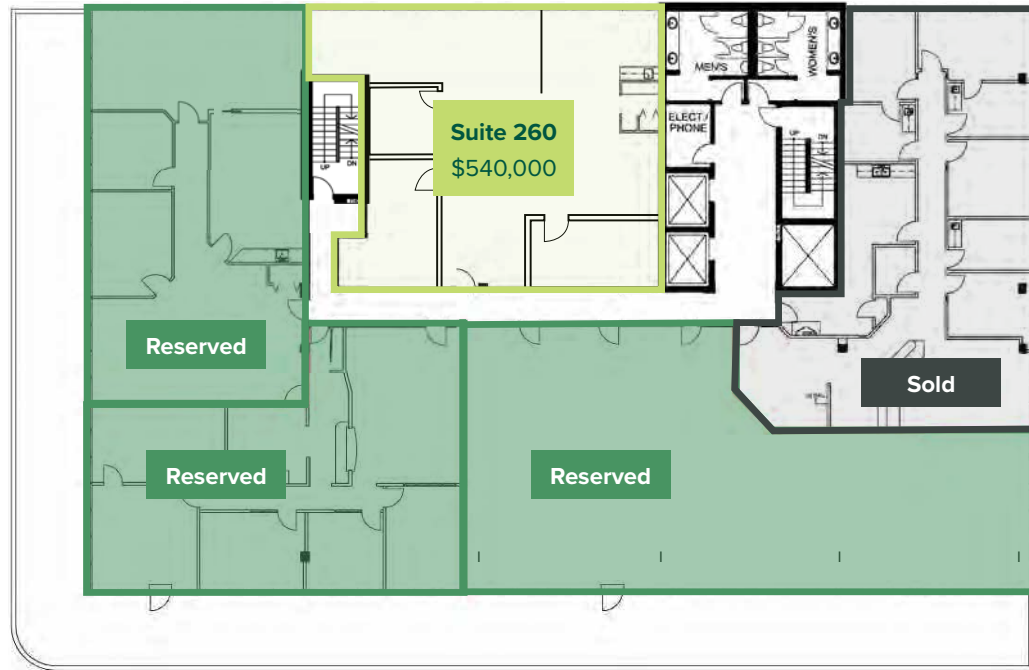


**Condo Fees:**  
\$10.50 / SF (2024)



**Parking Ratio:**  
2.5/1,000 SF Leased  
(Additional Visitor Parking Available)

## 2nd Floor



**Size (Useable SF)**

Suite 260 1,959 SF

## 4th Floor



**Size (Useable SF)**

Suite 402 1,378 SF

Suite 410 1,389 SF

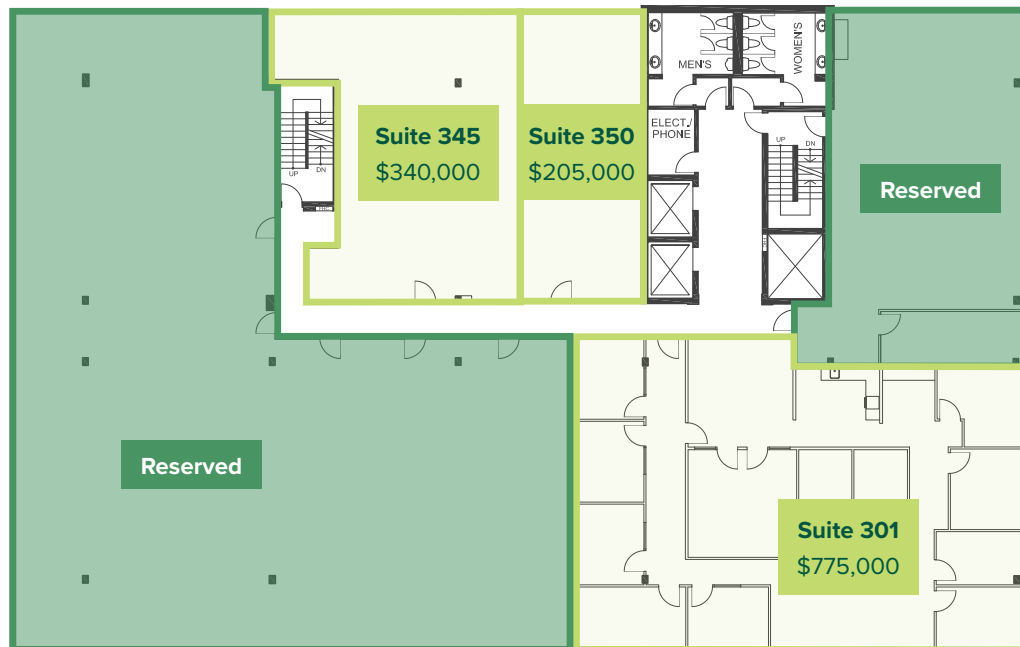
Suite 420 904 SF

Suite 430 1,561 SF

Suite 435 1,065 SF

*Suite 402, 410, 420  
contiguous for up to  
3,671 SF*

## 3rd Floor



**Size (Useable SF)**

Suite 301 2,809 SF

Suite 345 1,227 SF

Suite 350 732 SF

*Suite 300 and 301  
contiguous for 4,316 SF*

## 5th Floor



**Size (Useable SF)**

Unit 570 1,507 SF



# Our Team



## Transform Capital

At Transform Capital, our goal is to invest in projects that create a better Edmonton. Through a purpose driven approach, we focus on ensuring that each project is successful by giving back to our local community, having a focus on positive environmental impact, and creating a sense of community.



## Colliers

Colliers is a leading global real estate services and investment management company. With operations in 68 countries, our 15,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors.



## NAI Commercial

NAI Commercial is an NAI Global member, which is a leading global commercial real estate brokerage firm. NAI Global offices are leaders in their local markets and work in unison to provide clients with exceptional solutions to their commercial real estate needs.

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