

FOR LEASE

Up to 5,200 SF (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



8225 - 105 Street, Edmonton, AB

STRATHCONA HEALTH CENTRE

Property Highlights

- Medical/professional building located on 105 Street, just off of Whyte Ave
- Strong location close to the University of Alberta with easy access to Gateway Boulevard, Calgary Trail, and downtown
- Elevator service throughout the building
- Tenant mix includes doctors, surgeons, pharmacy, dentists, physical therapy, and podiatry
- The building has undergone extensive updates and renovations



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



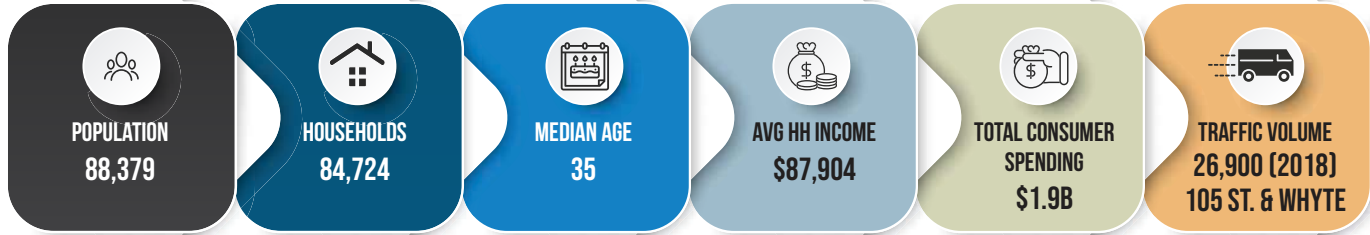
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Demographics within 3KM



ADDITIONAL INFORMATION

- **Ideal uses include:** hearing clinics, pediatricians, internal medicine, various medical specialists, educational consultants, and learning centers



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Current 3rd Floor Plan



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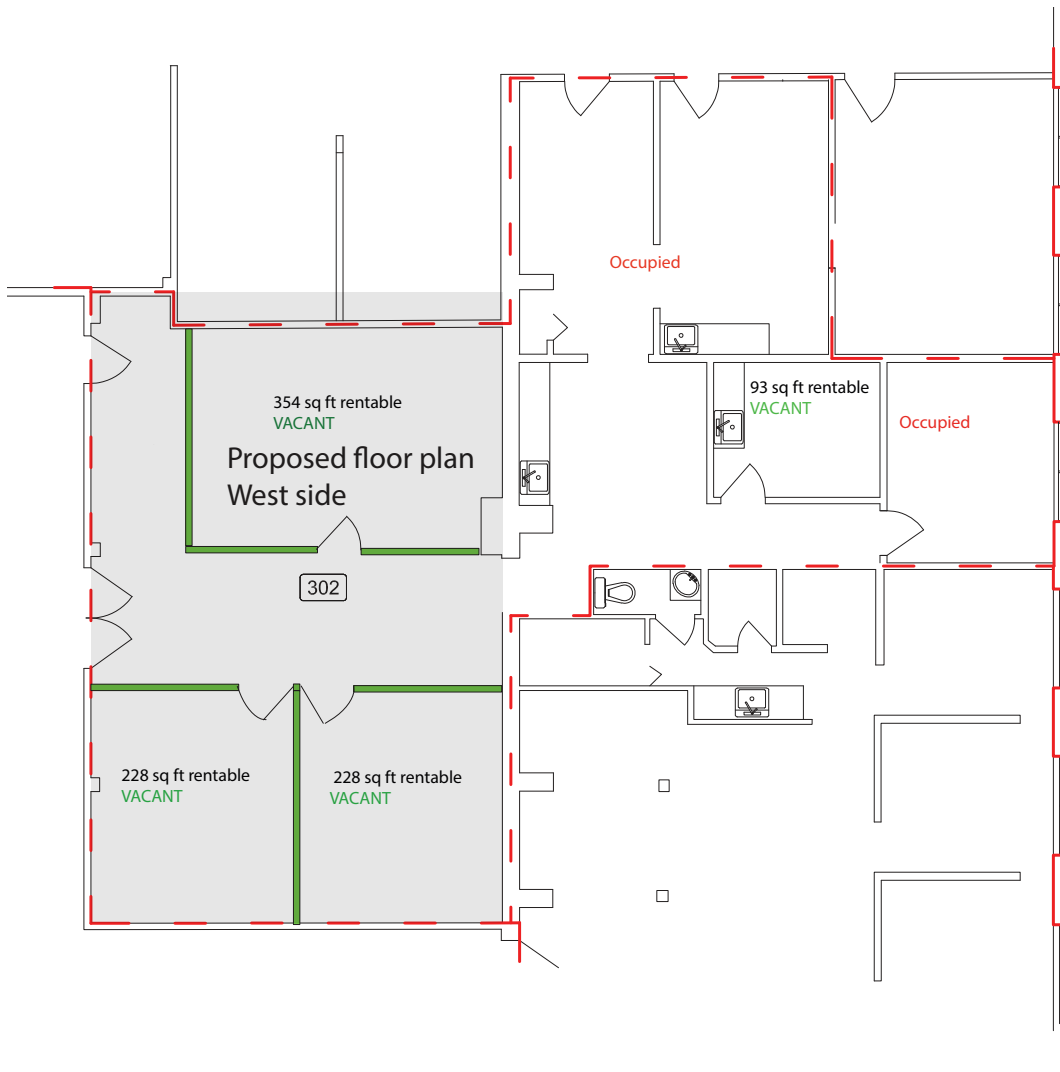
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Suite 302 Floor Plan



773 SF Rentable area East side total
 $340+133+93=566$ SF office space
 $473/566=83.6\%$
area=646 SF total rentable area
1217 SF rentable west side
 $354+228+228=810$ SF

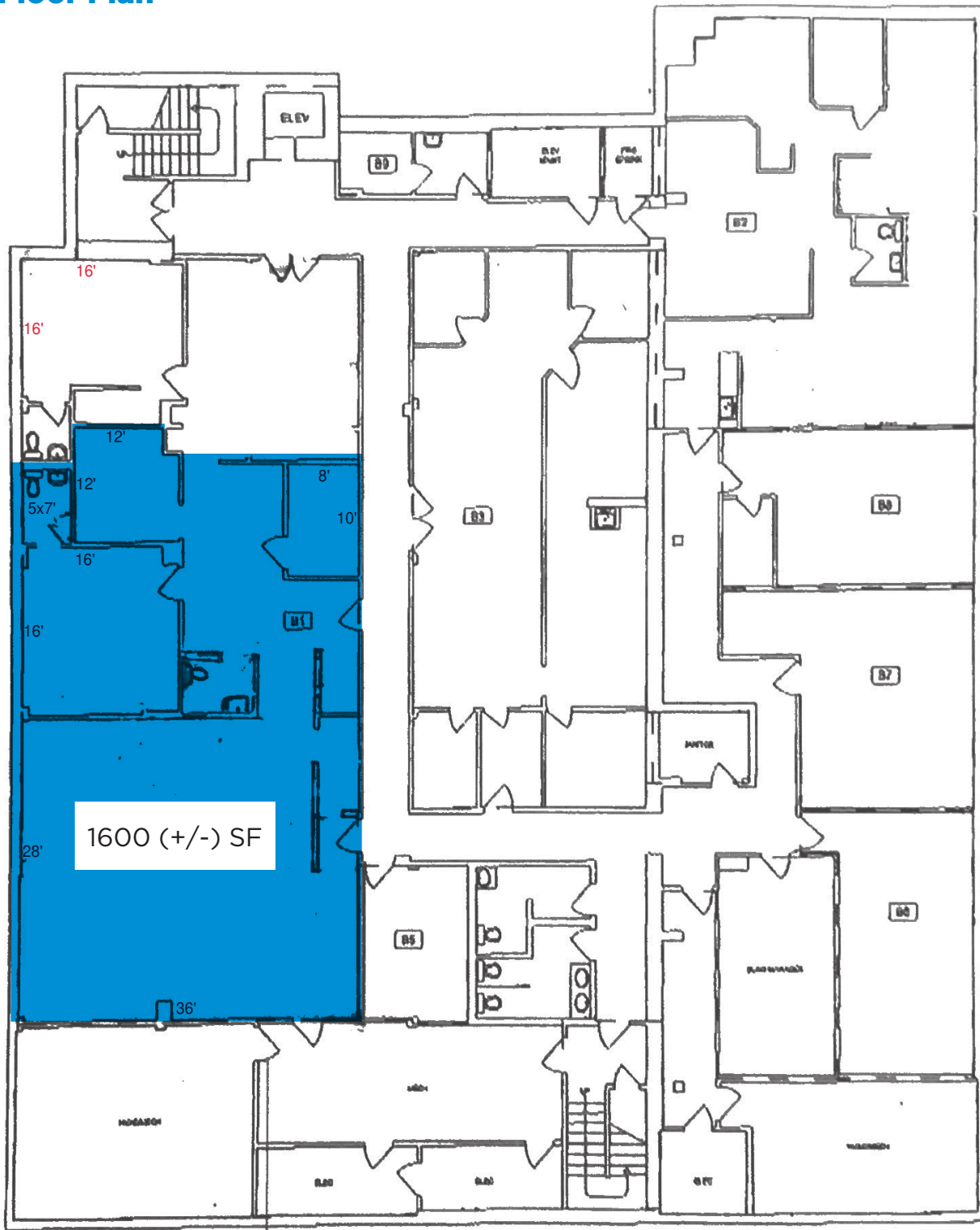


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B1 Floor Plan



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Property Information

Municipal Address: 8225 - 105 Street, Edmonton, AB

Size: Total Space Available: 5,200 SF (+/-)

Unit B1: 1,600 SF (+/-) Can be demised

Unit 212: 531 SF (+/-)

Unit 302: Individual offices as small as 100 SF (+/-)
(With a shared kitchen facility)

Unit 304: 2,218 SF (+/-) Can be demised
(Available in December 2022)

Zoning: CB2 (General Business Zone)

Parking: Ample paid and street parking

Possession: Immediate

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Lease Rate: \$13.00/SF

OP Costs: \$13.35/SF 2022 (Utilities included)

Contact

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