

# FOR LEASE



**CUSHMAN & WAKEFIELD**  
Edmonton



**AVAILABLE IMMEDIATELY**

**1,342 & 1,799 SF 2ND FLOOR OFFICE SPACE**

# CENTRE 115

10575 - 115 Street NW, **Edmonton, Alberta**

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# PROPERTY HIGHLIGHTS

- Beautifully built out office space available immediately.
- Unique 2 story development strategically located within the heart of the Queen Mary Park Neighborhood.
- Come join existing tenants LRM Daycare, Ritual Room, Integral Physio Therapy & Sports Clinic.
- Over 23,331 residents within a 1km radius.
- Nearby businesses and amenities include Grant MacEwan University, Brew & Bloom Cafe, Papa Giuseppe's Kitchen, Brewery District, Unity Square, Longstreet and many more.
- High exposure signage opportunities available.
- (DC) Direct Control Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$8.71 per SF (Est. 2026)

# PROPERTY DETAILS

<b>Municipal Address:</b>	10575 - 115 Street NW, Edmonton, Alberta
<b>Legal Description:</b>	Lot: 156,157, Block: 14 Plan: B4
<b>Zoning:</b>	Direct Control (DC 20989)
<b>Neighbourhood:</b>	Queen Mary Park
<b>Built:</b>	1969



**UNIT 202: 1,799 SF**



**UNIT 203: 1,342 SF**

# DEMOGRAPHICS



## POPULATION

1km	3km	5km
23,331	96,143	218,474



## AVERAGE INCOME

1km	3km	5km
\$83,221	\$96,836	\$107,566



## HOUSEHOLDS

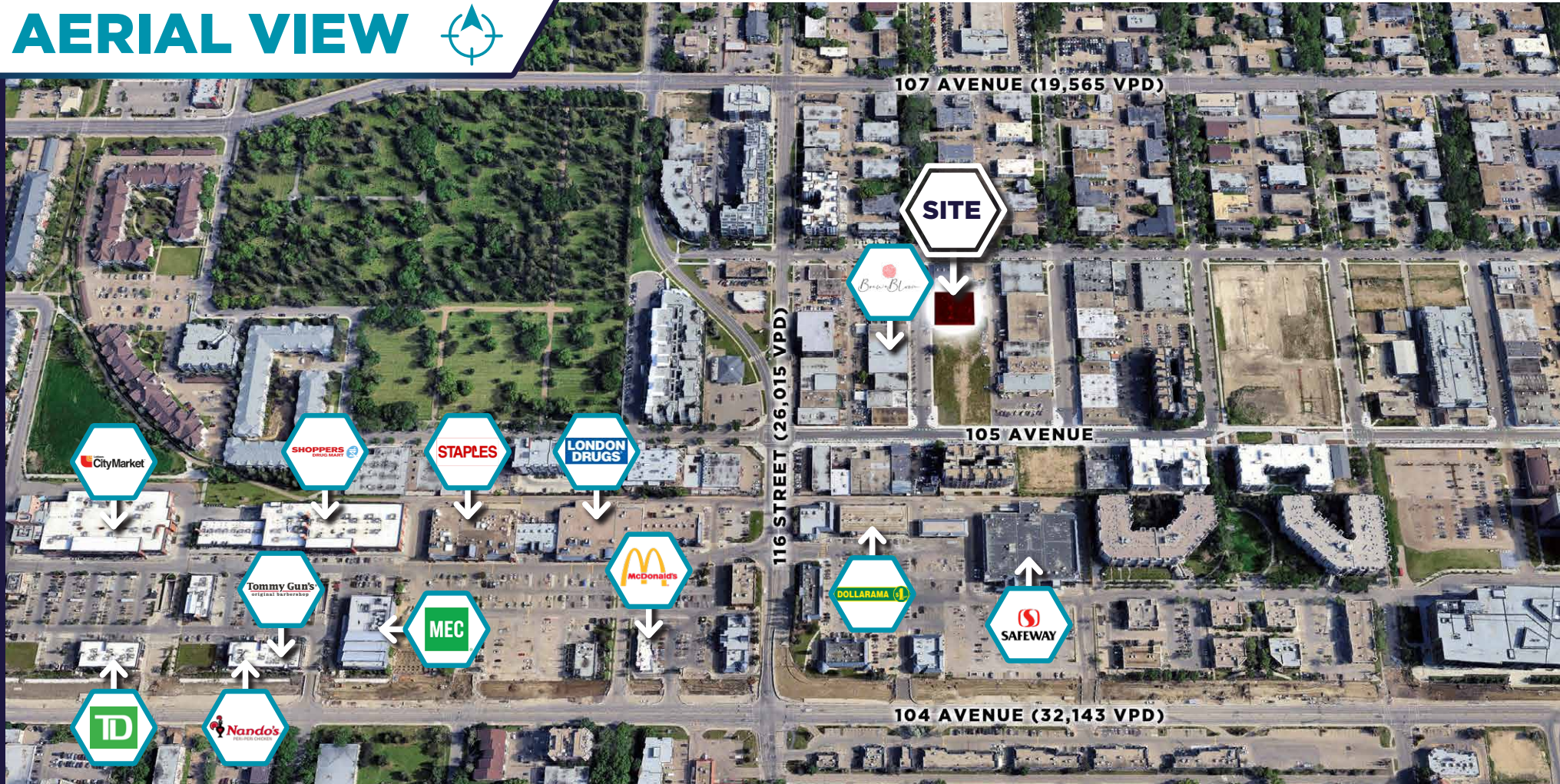
1km	3km	5km
13,483	51,778	107,048



## VEHICLES PER DAY

107 Ave VPD (2024): 19,565
104 Ave VPD (2024): 32,143
116 Street VPD (2024): 26,015

## AERIAL VIEW



107 AVENUE (19,565 VPD)

SITE

Brown Blom

105 AVENUE

116 STREET (26,015 VPD)

104 AVENUE (32,143 VPD)

CityMarket

SHOPPERS DRUG MART

STAPLES

LONDON DRUGS

Tommy Gun's ORIGINAL SASSYBREAD

MEC

McDonald's

DOLLARAMA

SAFWAY

TD

Nando's PERI-PERI CHICKEN

# FLOOR PLAN



115 STREET

