



HOLLAND PLAZA

UNIT #10/11 | 10941 - 120 STREET | EDMONTON | AB

FOR LEASE



MODERN LAYOUT



RENOVATED SPACE



IDEALLY LOCATED



PROPERTY HIGHLIGHTS

- Modern high-end office space
- Executive boardroom
- Entire property is video-monitored
- Centrally located with easy access to 111th Ave, 107th Ave, Downtown & Yellowhead
- Heated parkade

76 GROUP CO.

#203, 10941-120 ST NW
Edmonton, AB, T5H 3R3

780.705.8676

76GROUP.CA

PROPERTY DETAILS

- **ADDRESS** 10941 - 120 Street, Edmonton, Alberta
- **SIZE** 6,711 sq. ft.
- **POSSESSION** Summer 2024
- **LEGAL** Lot C & West 1/2 of B; Block 19, Plan 3256W
- **ZONING** BE (Business Employment)
- **PARKING** 46 heated indoor/100+ exterior stalls, plus additional free street parking
- **HEATING** HVAC

FINANCIALS

OPS COST | Unit #10/11
\$11.52 /sq. ft. (2024 estimated)

LEASE RATE
Market Rate with Annual Escalations

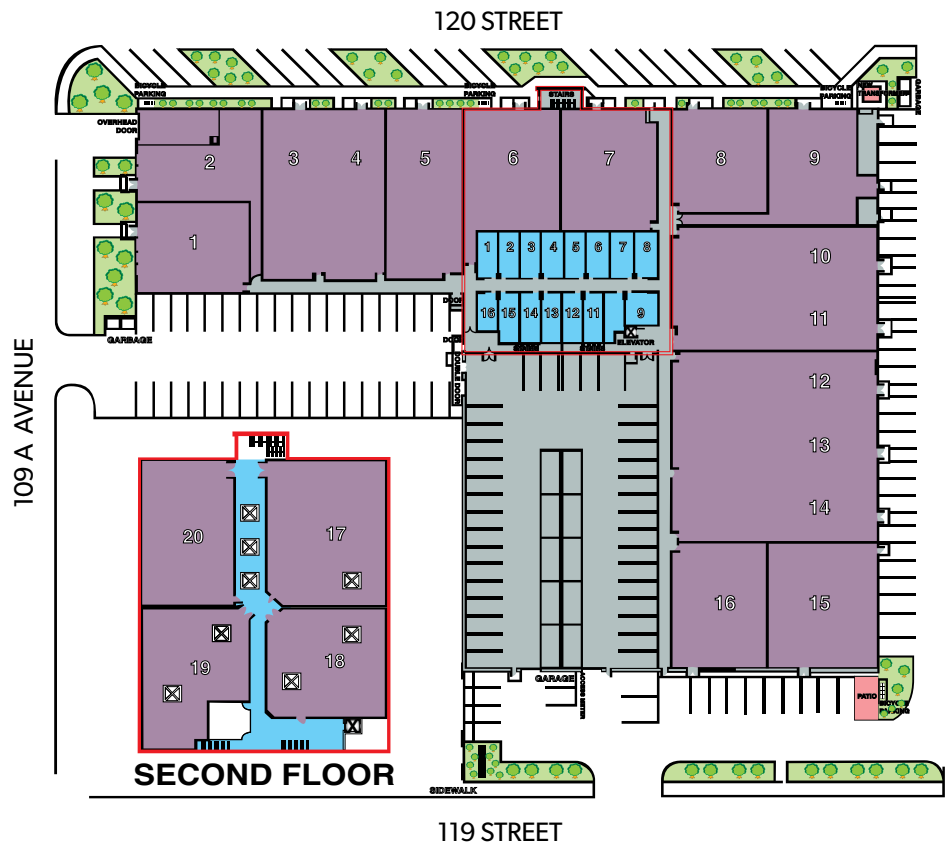
LEASE TERM
5 Years

IDEALLY SUITED FOR

- Various Business Types Seeking a Modern Office Setting

FLOOR PLAN

6,711 SQ. FT.



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DEMOGRAPHICS

- **NEARBY POPULATION** Est. 124,000
- **COMMUNITIES NEARBY** Queen Mary Park, Glenora, North Glenora, Oliver, Westmount, Downtown
- **ACCESS TO PUBLIC TRANSIT** Direct

MAIN TRAFFIC EXPOSURE

- 107 AVENUE**
Estimated 20,800 vehicles per day
- 111 AVENUE**
Estimated 26,600 vehicles per day

AERIAL VIEW



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