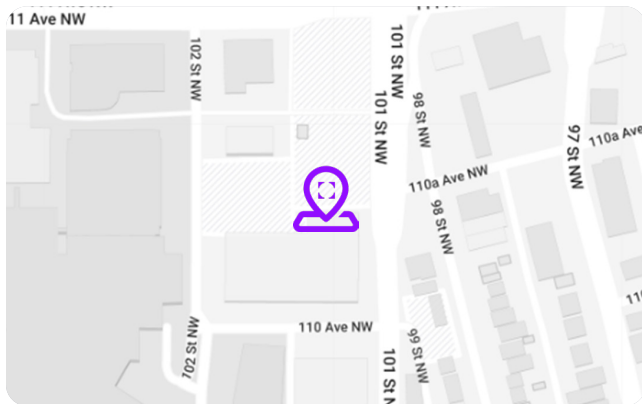




Hys Centre

11010 101 Street, Edmonton, Alberta



Location Highlights



Major Intersection

101 Street & 111 Avenue NW



Nearest Hospital

< 0.1 km Royal Alexandra Hospital



Public Transit Access

Kingsway/Royal Alex LRT Station
Bus 09, 151, 560 via 101 Street
Bus 09, 125 via 111 Avenue

Leasing Inquiries



Richie Lipton
Leasing Manager

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Hys Centre

11010 101 Street, Edmonton, Alberta



Property Description

Hys Centre is a 159,951-square-foot medical office building located on the Royal Alexandra Hospital campus, directly connected to the hospital via underground pathway. This recently updated building features a modernized lobby, upgraded common areas, rooftop patio, amenities room, and heated underground parking. Hys Centre features a diversified tenant mix of healthcare service providers including a walk-in clinic, pharmacy, laboratory, diagnostic imaging centre, and a wide range of medical specialists. The property has abundant parking for tenants and visitors, on-site management, and 24-hour security.

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Property Highlights

Building Size	159,951 sq.ft.
Floors	7
Asking Rent	Market
Additional Rent (2025 est.)	
Operating Costs	\$15.22
Realty Taxes	\$3.28
In Suite Cleaning Costs	\$2.75
Total	\$21.25 psf
Bike Storage	Indoor and Outdoor
Parking	Surface and Underground
Electric Vehicle Chargers	No
WiredScore	Silver