



FOR LEASE

PLAZA 160

1,618 SF of Main Floor Retail Space
925 SF Second Floor Office Available

Devan Ramage

Associate
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AVAILABLE IMMEDIATELY

8119 160 Avenue
Edmonton, AB

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

PROPERTY HIGHLIGHTS

- Join Papa Johns Pizza, CK Dental, Gray Insurance, Rapha Medical Clinic, Sylvan Learning and many others!
- This 2nd floor corner office is located on the west corner of the building and features a front reception area and two examination rooms.
- Strategically located on the South West Corner of 82 Street and 160 Avenue.
- 82 Street sees over 25,506 Vehicles per day.
- Average household income within a 1km radius is \$151,657.
- DC2 - zoning allows for a wide variety of uses.
- High exposure signage opportunities available.
- Pylon signage available.
- Possession Available Immediately
- Lease Rate Market
- Additional Rent: \$18.00 /SF (2026)

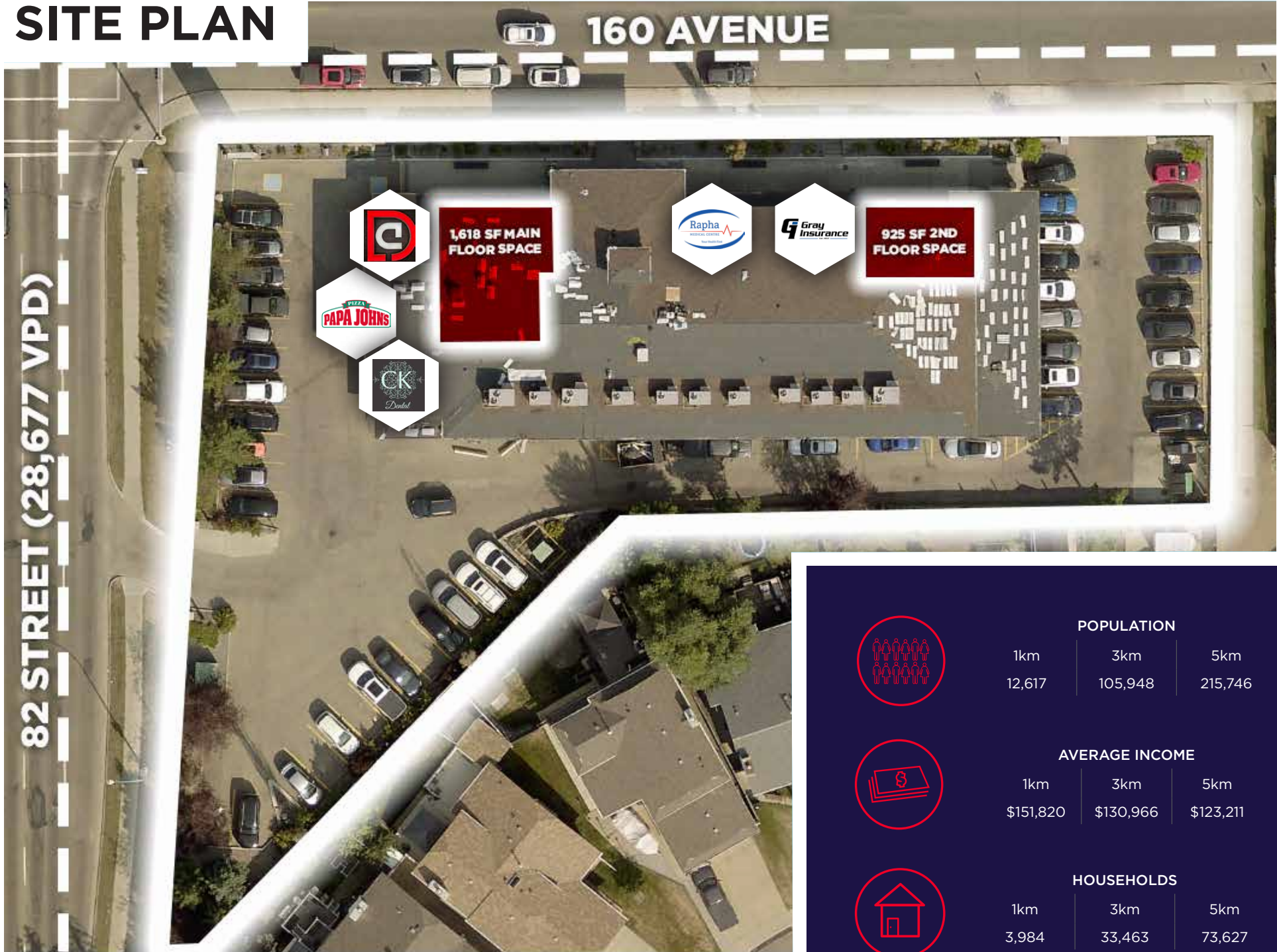


PROPERTY DETAILS

Legal Description:	Plan 8422616 Block 51 Lot 103
Neighbourhood:	Mayliewan
Built:	2008
Leaseable Space:	925 & 1,618 SF



SITE PLAN



	POPULATION		
	1km	3km	5km
	12,617	105,948	215,746
	AVERAGE INCOME		
	1km	3km	5km
	\$151,820	\$130,966	\$123,211
	HOUSEHOLDS		
	1km	3km	5km
	3,984	33,463	73,627

AERIAL



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