



HOLLAND PLAZA

UNIT #12/13 & 14/15 | 10947 - 120 STREET | EDMONTON | AB

FOR LEASE



MODERN LAYOUT



RENOVATED SPACE



IDEALLY LOCATED



PROPERTY HIGHLIGHTS

- Units #12/13 | Available Immediately! Available options to demise these units.
- Units #14/15 | Available September 1, 2026
- 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**
Unit 12 | 10938 - 119 street
Unit 13 | 10936 - 119 street
Unit 14 | 10934 - 119 street
Unit 15 | 10932 - 119 street
- **SIZE**
Unit 12/13 5,305 sq. ft.
Unit 14/15 8,767 sq. ft.
- **POSSESSION** Summer 2024
- **LEGAL** Lot C & West 1/2 of B; Block 19, Plan 3256W
- **ZONING** Business Employment (BE)
- **PARKING** 46 heated indoor/100+ exterior stalls, plus additional free street parking
- **HEATING** Heating HVAC

FINANCIALS

OPS COST | Unit #12/13 & 14/15
\$11.57 /sq. ft. (2026 estimated)

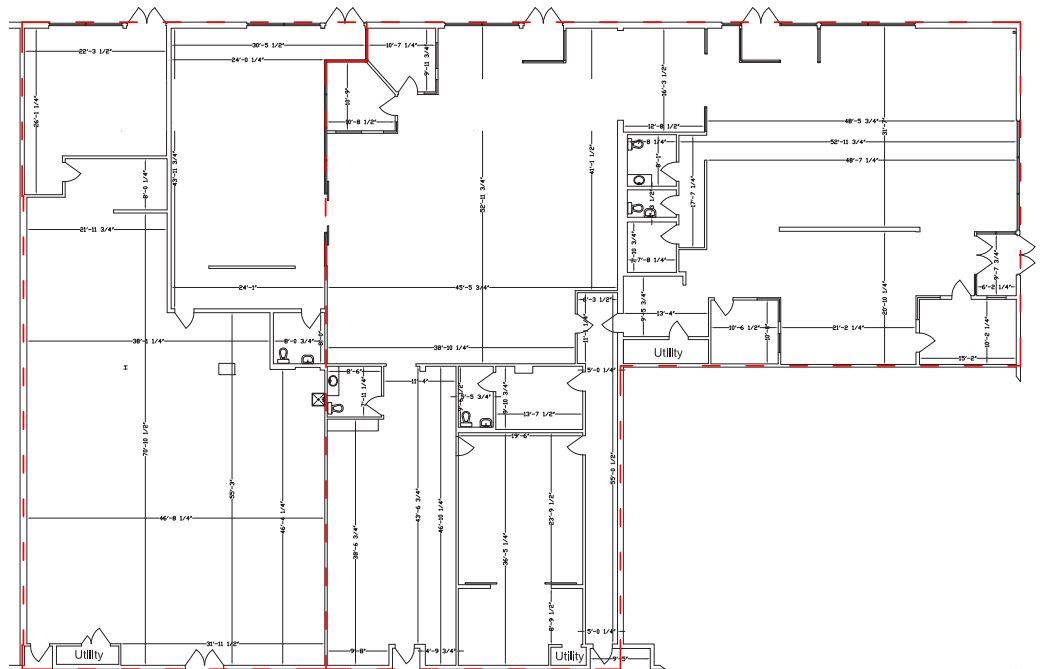
LEASE RATE
Market Rate with Annual Escalations

LEASE TERM
5 Years

IDEALLY SUITED FOR

- Various Business Types Seeking a Modern Office Setting

FLOOR PLAN



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UNIT 12/13 GALLERY



HIGHLIGHTS

- Large Production Kitchen w/ 2 Big Hood Fans
- Front retail area (café/store)
- Large Cooking Class area with trophy improvements



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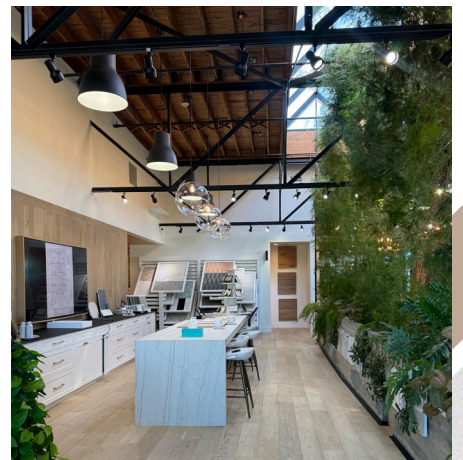
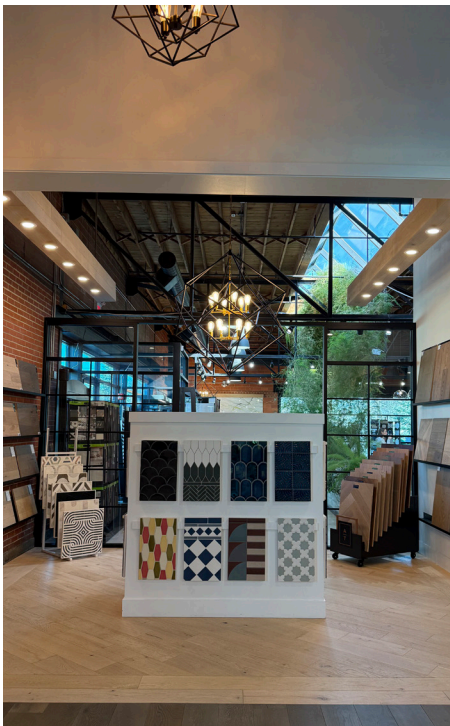
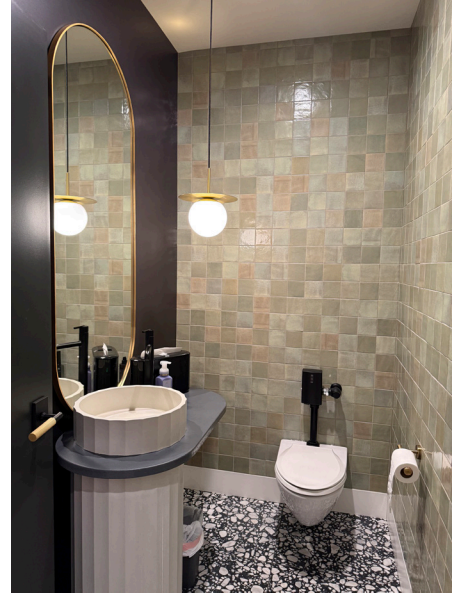
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UNIT 14/15 GALLERY



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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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