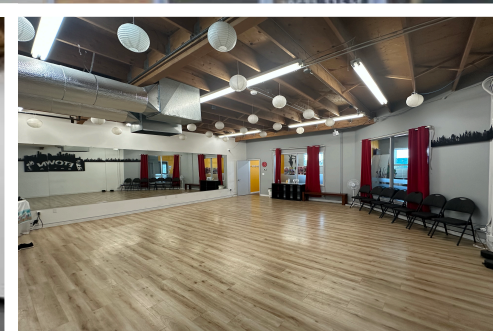




# CENTRE 115

10575 - 115 STREET | EDMONTON | ALBERTA

**FOR LEASE**



## PROPERTY HIGHLIGHTS

- Security cameras in and around the building
- Ample street parking with great amenities nearby
- One block North of Unity Square, close to downtown and 107th Avenue
- Three studio spaces, Health & Wellness building

**76 GROUP CO.**  
#203, 10941-120 ST NW  
Edmonton, AB, T5H 3R3

**780.705.8676**  
76GROUP.CA

## PROPERTY DETAILS

- **ADDRESS** 10575 - 115 Street, Edmonton, AB
- **PROPERTY TYPE** Retail, Studio, Office
- **ZONING** DC1
- **PARKING** Street Angle
- **HEATING** HVAC
- **POSSESSION** Immediate
- **SECURITY** Yes
- **SERVICES** Common area cleaning, snow removal, HVAC maintenance, roof maintenance

## FINANCIALS

### OPS COST

\$8.71 /sq. ft. (2026 estimated)

### LEASE RATE

**Unit 204** - 1,772 sq. ft . space  
Market with Annual Escalations

## IDEALLY SUITED FOR

- Dance, Yoga, or Pilates Studio
- Office Space
- Massage Therapy

## FLOOR PLAN

SUITE #204 | 1,772 SQ. FT.



## CENTRE 115

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HOLLAND\_PLAZA\_YEG

## 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
- 116 STREET**  
Estimated 9,900 vehicles per day

## AERIAL VIEW



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