



GARNEAU PROFESSIONAL CENTRE

OFFICE/MEDICAL UNITS AVAILABLE FOR LEASE

11044 - 82 AVENUE, EDMONTON, AB

UNIQUE WINDOW FEATURES PROVIDE
ENHANCED NATURAL LIGHT

SIGNAGE OPPORTUNITIES
FACING WHYTE AVENUE

BRAND NEW
COMMON AREA
UPGRADES

DAN BUDMAN
Vice President, Office Division
587 338 3338
dbudman@naiedmonton.com

RYAN BROWN
Partner
587 635 2486
rbrown@naiedmonton.com

DREW JOSLIN
Associate
780 540 9100
djoslin@naiedmonton.com






FAHAD SHAIKH
Senior Vice President, Colliers
780 969 3008
fahad.shaikh@colliers.com

BRENTON CHUNG
Associate, Colliers
780 969 2981
brenton.chung@colliers.com

NAI COMMERCIAL REAL ESTATE INC.
4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410 | naiedmonton.com

COLLIERS
10104 103 Avenue NW, Suite 1700
Edmonton, AB T5J OH8
780 420 1585 | collierscanada.com

PROPERTY HIGHLIGHTS

-  Unique opportunity for office and healthcare groups to lease property in the University area with a Whyte Avenue address
-  Centre for Edmonton's health, wellness, technology, and education professionals
-  High-quality office building located within walking distance of University of Alberta, hospitals, research facilities, LRT line, and many amenities on Whyte Avenue
-  Flexible floorplates with units ranging from 850 - 3,972 sq.ft.±
-  Situated within Alberta's largest healthcare cluster

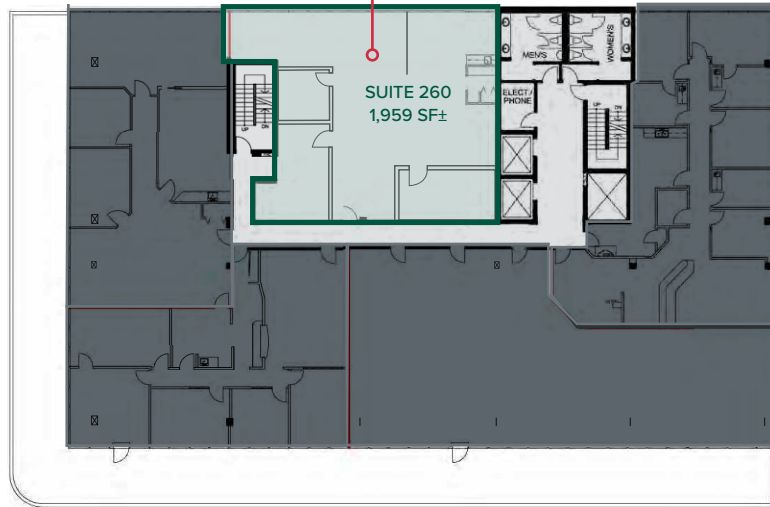


FLOOR PLANS

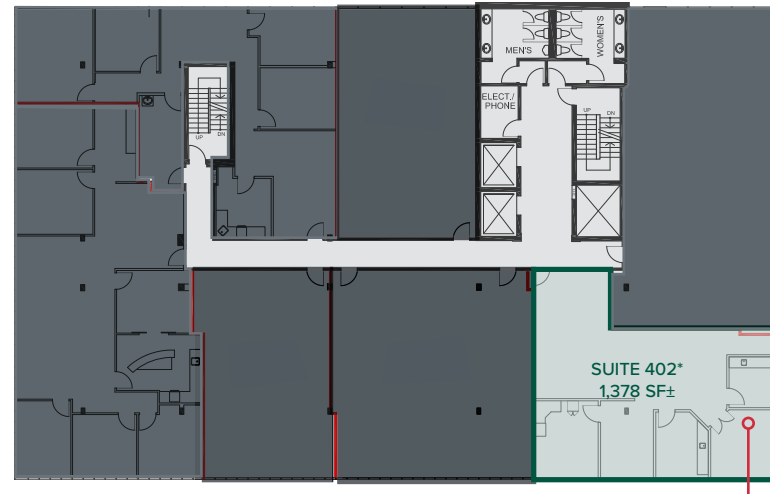
SUITE 260
SCAN OR CLICK
FOR VIRTUAL TOUR



2ND FLOOR



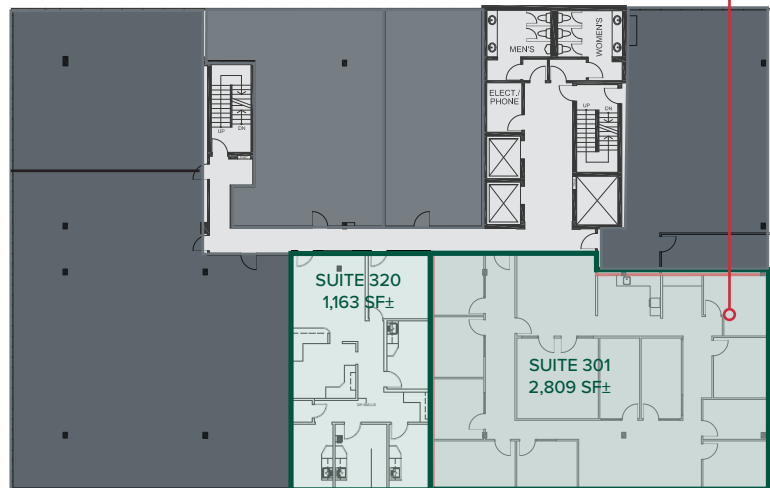
4TH FLOOR



SUITE 402
SCAN OR CLICK
FOR VIRTUAL TOUR



3RD FLOOR



SUITE 301
SCAN OR CLICK
FOR VIRTUAL TOUR



5TH FLOOR



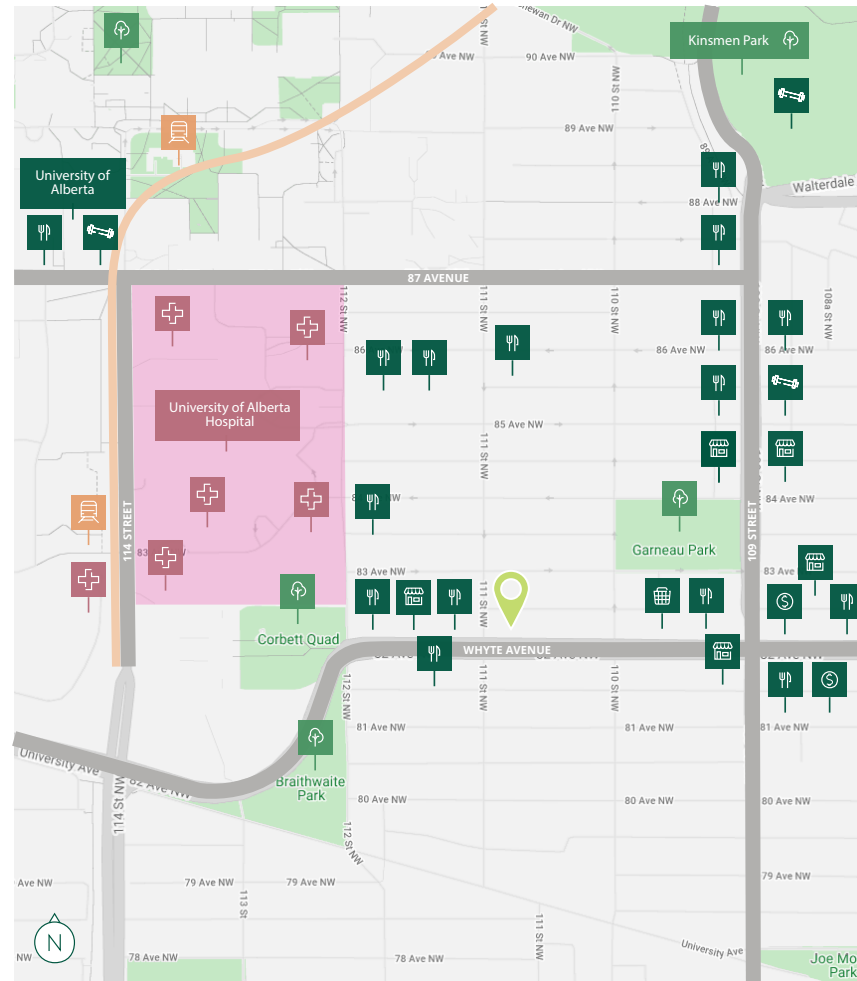

Asking Gross Rent:
Negotiable
(Utilities - gas, power and water - included)

Size Range Available:
850 - 3,972 SF±


Parking Ratio:
Underground Stalls
2.5/1,000 at \$150/mo

Zoning:
MU (Mixed Use Zone)

NEARBY AMENITIES



Garneau Professional	Medical services	Groceries
Major arterial	Shopping/Retail	Fitness Centre
LRT Line	Food services	LRT Station
	Banking services	Parks/green spaces

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DEMOGRAPHICS

21,178 VPD
WHYTE AVENUE WEST OF 110 ST

78,976
DAYTIME POPULATION

2.7%
ANNUAL GROWTH 2023 - 2028

\$100,904
AVERAGE HOUSEHOLD INCOME

79,343 **3,450**
EMPLOYEES BUSINESSES

\$3.15 B
TOTAL CONSUMER SPENDING

2024 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS



Underground parkade



Two large elevators



Brand new common area upgrades



Unique window features provide enhanced natural light



Exterior signage opportunities facing Whyte Avenue