

**AVISON
YOUNG**

10950 - 23 Avenue
Edmonton, AB

OFFICE SPACE FOR LEASE

Century Park Professional Centre



DAYCARE COMING SOON | ONLY 2,342 SF REMAINING

Get more information

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Located in Century Park, a mixed-urban village that anchors the South LRT Extension.

Century Park Professional Centre
10950 23 Avenue, Edmonton, AB

Century Park Professional Centre offers convenient access to all areas of the city through a variety of transportation options. Located near main roadways including 111 Street, Anthony Henday, Whitemud Drive, and Calgary Trail/Gateway Blvd, tenants can commute to work with ease. The Century Park LRT and transit station just minutes away grant easy access to all corners of the city. Passengers ride the LRT at Century Park daily, traveling to the downtown core, the University of Alberta, Grant MacEwan University, ICE District, and the Northern Alberta Institute of Technology (NAIT).

Century Park Professional Centre is located in an amenity rich area including retail, restaurants, grocery, professional services and more. Other proposed amenities for the area include a multi-level parkade adjacent to the LRT station and a walkable main street retail promenade with premium shops, restaurants, and public festival spaces.



Building Highlights

- Fully accessible
- Excellent proximity to Century Park Transit Centre
- Prominent tenant building signage available
- Excellent onsite and axillary amenities in area
- Close proximity to Whitemud Drive and Anthony Henday Drive

167,485
Population within 5 km

\$94,767
Average household income within 5 km

29,400
Vehicles per day along 23 Avenue



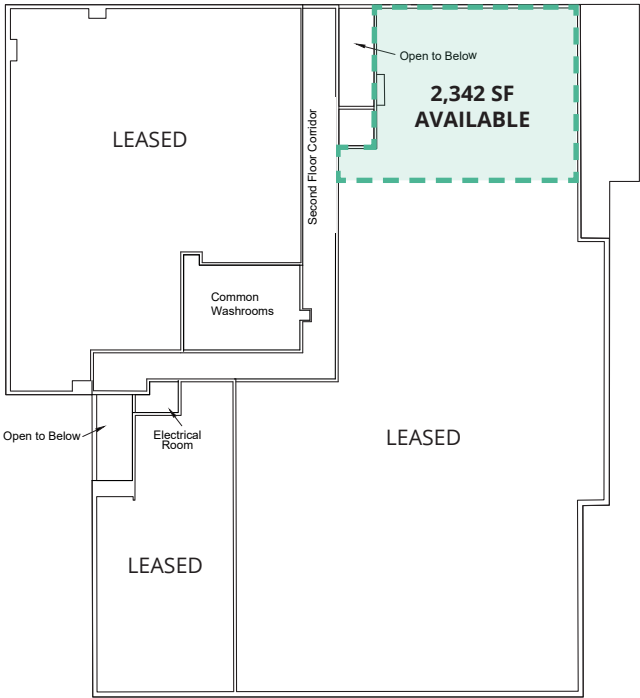
For Lease

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Offering Summary

Area Available:	2,342 sf Corner unit with excellent natural light and exclusive elevator access into the unit
Net Rent:	\$24.00 - \$26.00 psf
Additional Rent:	\$18.36 psf Including utilities
Parking:	3.84/1,000 sf Surface stalls, free of charge
Zoning:	CSC (Shopping Centre Zone)



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