

FOR LEASE

±1,784 & 2,391 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

TENANT INCENTIVES AVAILABLE



**Concept drawing for future developments coming. See next page for more details.

10510 - 105 Street NW, Edmonton, AB

FLEXIBLE SIZING IN RENOVATED BUILDING

Property Highlights

- Fully renovated building
- Flexible sizing options
- 2-minute walk from Rogers Place
- Heavy power
- Located directly north of Grant MacEwan University
- Suitable for restaurants, general retail, and production uses
- Versatile space, ideal for restaurants, retail, and production.



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

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Flexible Sizing in Renovated Building

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12 towers proposed near Rogers Place in downtown Edmonton's Ice District

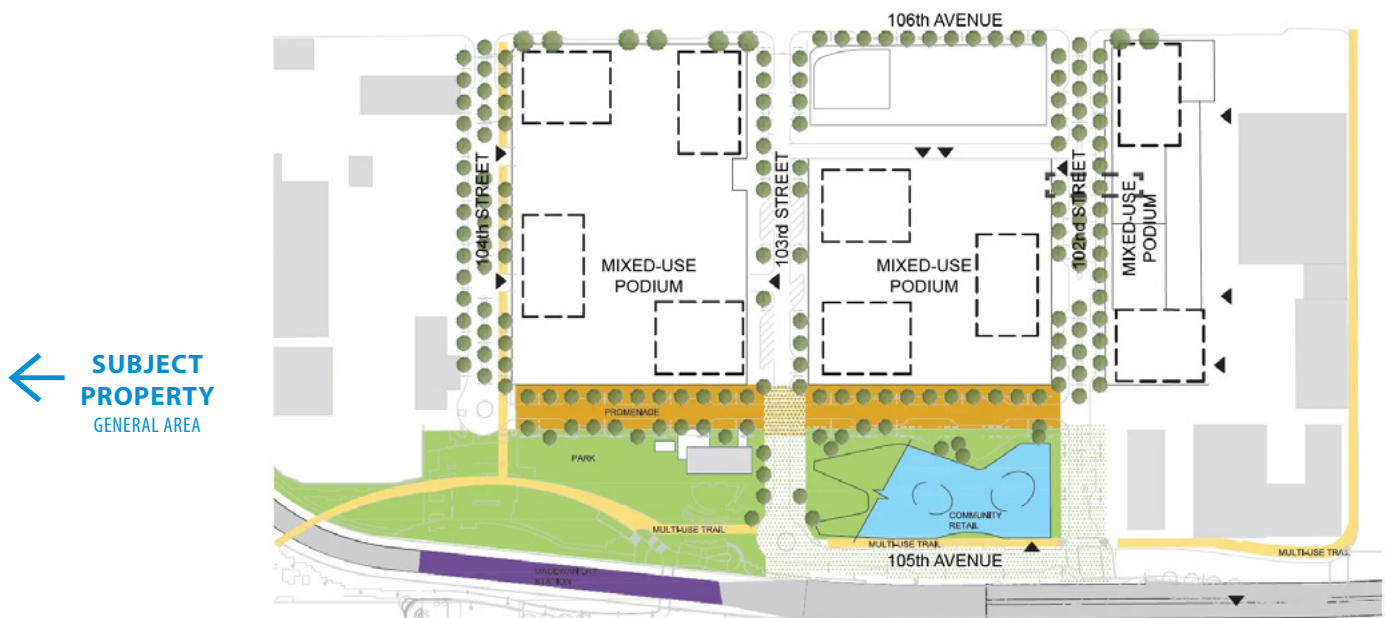


**READ FULL
ARTICLE**

The Katz Group has big plans to develop the area east and north of Rogers Place that could possibly see 12 high-rise towers join the downtown Edmonton skyline.

The current plan for Ice District Phase 2 would include 12 towers: three on the site of the shuttered Baccarat Casino and nine in the area between 105 and 106 Avenues and 101 and 105 Streets.

The site of the old casino is already properly zoned, according to Tim Shipton, senior vice-president for Katz Group/Oilers Entertainment Group (OEG), but approval from the city is needed to rezone the lands north of Rogers Place for the other nine towers.



Shipton said all 12 towers could have up to 4,000 residential units and range in height between 10 to 12 storeys and 40 storeys. There would be retail and commercial space in the first few levels of the towers; there would also be a public green space and pedestrian promenade in the development.

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Demographics within 5KM



POPULATION
215,328


HOUSEHOLDS
106,179


MEDIAN AGE
38


AVG HH INCOME
\$90,124


TOTAL CONSUMER SPENDING
\$7.1B


TRAFFIC VOLUME
33,000
104 AVE & 105 ST



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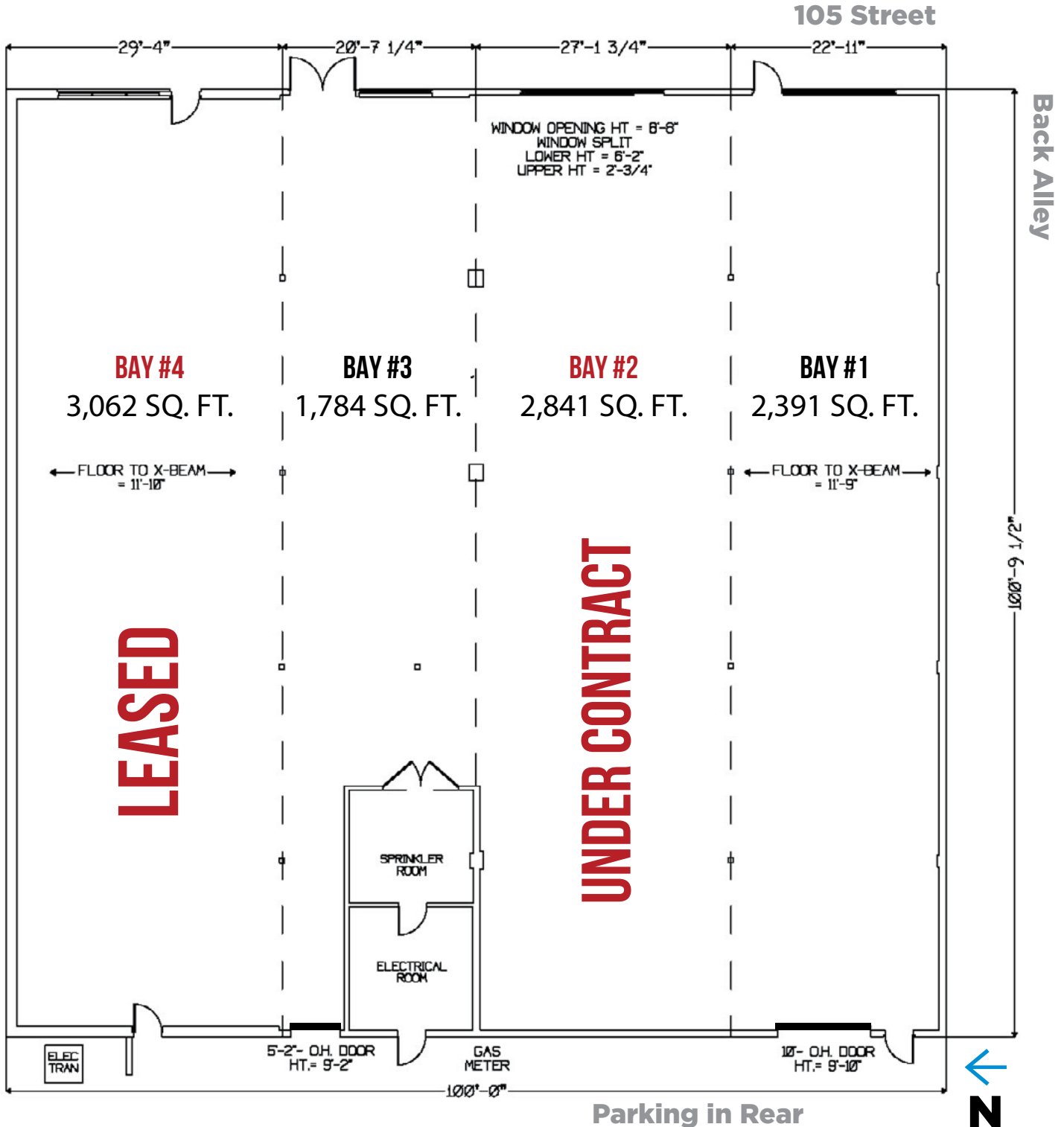
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Floor Plan *Can be combined



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Property Information

Municipal Address: 10510 - 105 Street NW, Edmonton, AB

Legal Address: Plan B3 Blk 5 Lot 236,237,238

Building Size: ±10,078 Sq. Ft.

Bay Sizes: Bay #1 ±2,391 Sq. Ft.

Bay #2 ±2,841 Sq. Ft. **UNDER CONTRACT**

Bay #3 ±1,784 Sq. Ft.

Bay #4 ±3,062 Sq. Ft. **LEASED**

Parking: On-Site parking
+additional paid parking available

Power: 800 - 1200 amp TBC

Renovated: 2021

Loading: Rear Grade loading in Unit 1 & 3

Possession: Immediate/negotiable

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Lease Rate: Starting at \$18/Sq. Ft.

Op Costs: \$7.22/Sq. Ft.



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