

FOR LEASE CAMPUS TOWER

8625 112 STREET NW, EDMONTON, AB



Kevin Glass
Director
Kevin.Glass@MarcusMillichap.com

Casey McClelland
Senior Managing Director
Casey.McClelland@MarcusMillichap.com

Mike Hoffert
Director
Mike.Hoffert@MarcusMillichap.com

Marcus & Millichap

OVERVIEW / CAMPUS TOWER

8625 112 STREET NW, EDMONTON, AB

OPPORTUNITY

Campus Tower is positioned just off 86 Avenue, nearby the University of Alberta Main Campus, The University of Alberta Hospital and Whyte Ave known as Edmonton's most iconic district. As one of the highest pedestrian traffic areas of Edmonton, enjoy the many benefits of this location alongside a variety of restaurants, cafes and shops.

HIGHLIGHTS

Available: 1,616 SF main floor unit for lease

Suite Hotel and office space located directly above the retail units

Located right next to two brand new towers with 492 student residences, 260 apartment rentals and 12 townhomes

Close proximity of the UofA hospital and the University of Alberta

Trendy local and well-known businesses located in the immediate area

Excellent exposure to over 25,344 vehicles per day along 112 Street & 86 Avenue

Daytime population reaches an impressive total of 137,515



DETAILS + SITE MAP / CAMPUS TOWER

8625 112 STREET NW, EDMONTON, AB

SALIENT DETAILS

Municipal Address: 8625 - 112 Street, Edmonton, AB

Zoning: CO - Commercial Office Zone

Lease Rate: Market

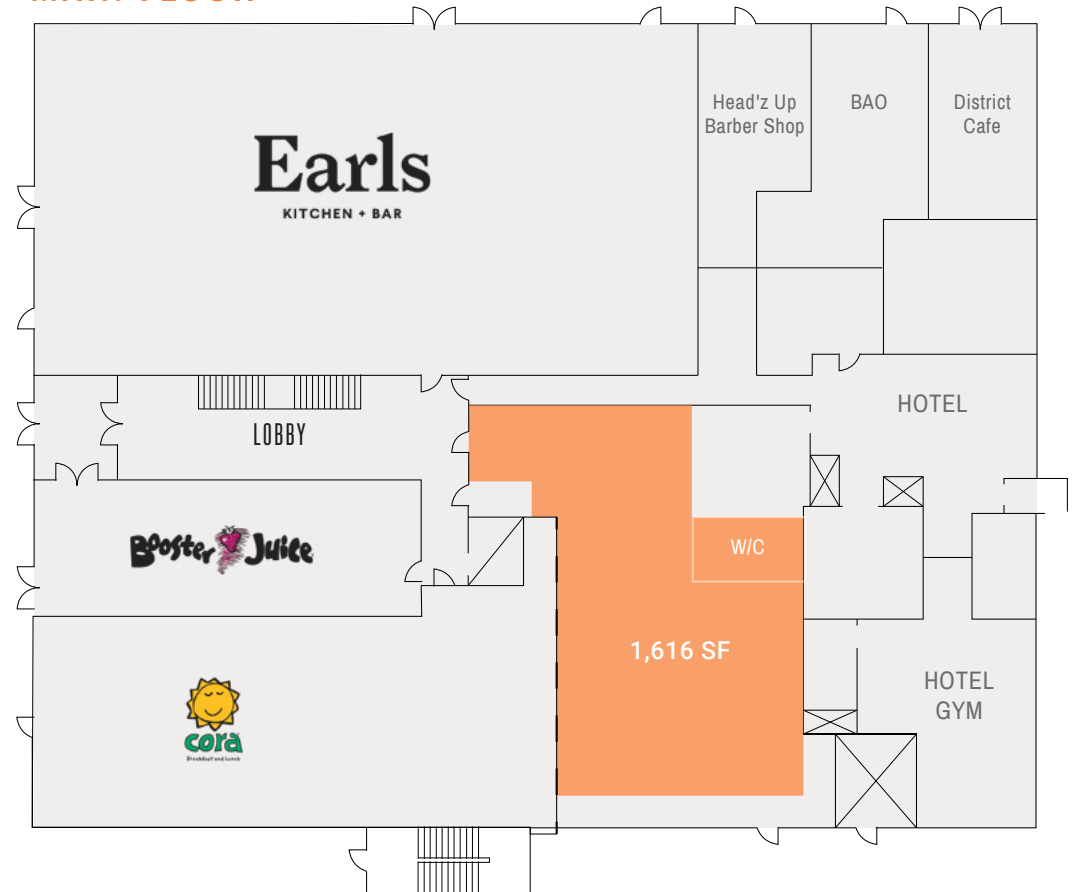
Vacancy: 1,616 SF

Available: Immediately

Operating Costs: \$18.45/SF



MAIN FLOOR



 Available

AREA + STATS / CAMPUS TOWER

8625 112 STREET NW, EDMONTON, AB

University of Alberta	2 minutes
109 Street	2 minutes
Whyte Avenue	4 minutes
Downtown	9 minutes
Bonnie Doon	12 minutes



23,456
vehicles
per day



PARKING
ample street
parking



EXPOSURE
86 Avenue
112 Street



TRANSIT
directly in front
of property



121,755
population
within 3 km



\$109,793
household income average
within 3 km



MAIN FLOOR
high exposure
retail space



CAMPUS TOWER

PRESENTED BY

KEVIN GLASS

Director
Office (587) 756-1570
Email Kevin.Glass@MarcusMillichap.com

CASEY McCLELLAND

Senior Managing Director
Office (587) 756-1560
Email Casey.McClelland@MarcusMillichap.com

MIKE HOFFERT

Director
Office (587) 756-1550
Email Mike.Hoffert@MarcusMillichap.com

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