

College Plaza

PROFESSIONAL BUILDING

Office Space for Lease

8215 - 112 Street NW
Edmonton, AB

Live - Work - Play | Setting the standard for Edmonton's office market



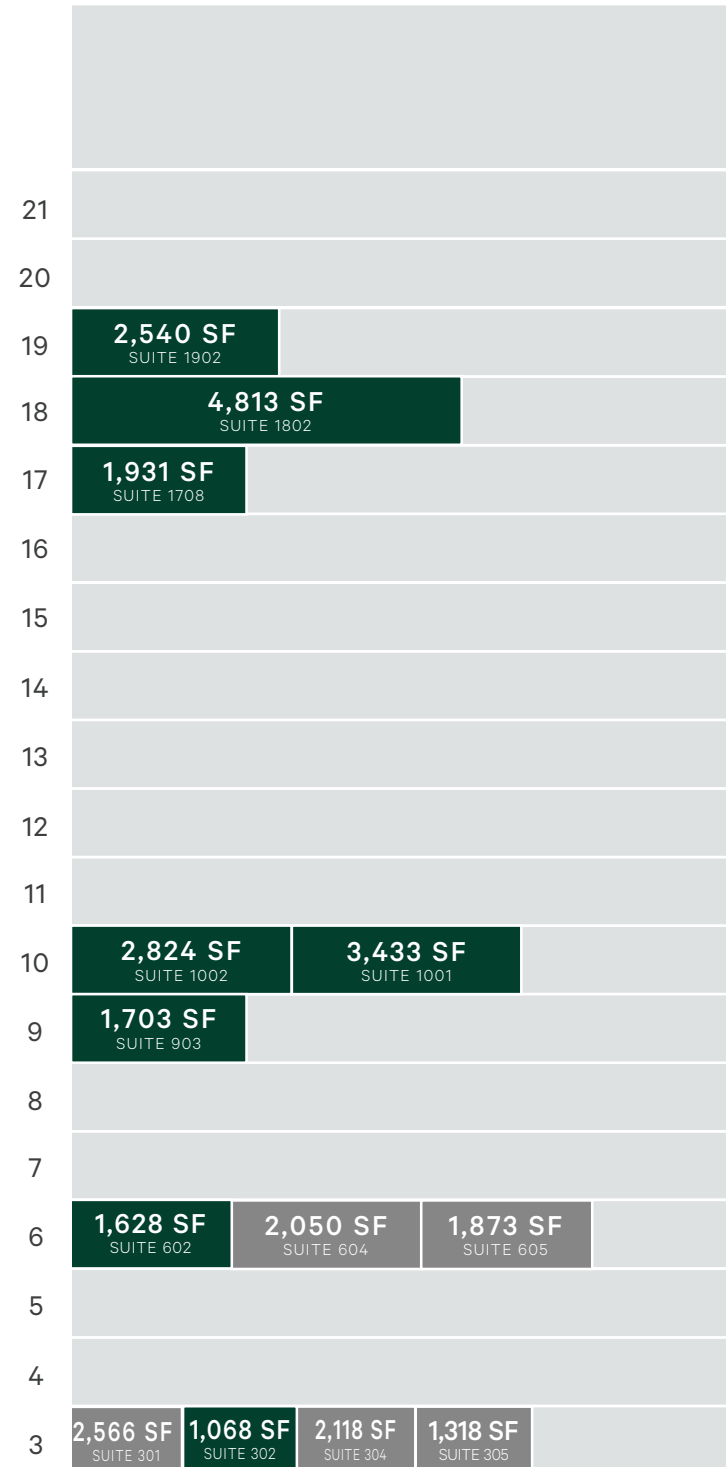
Available Suites

DEVELOPED SUITES

- SUITE 1902** 2,540 SF
5 offices, 1 meeting room, reception, kitchen & IT room.
- SUITE 1802** 4,813 SF
Future white box space ready for design. Available upon 90 days' notice.
- SUITE 1708** 1,931 SF
5 offices, large workstation area
- SUITE 1002** 2,824 SF
Reception, 4 offices, open work area.
- SUITE 1001** 3,433 SF
Move-in-ready medical space. Available Mar 1, 2026
- SUITE 903** 1,703 SF
Developed office. Available upon 30 days' notice.
- SUITE 602** 1,628 SF
7 offices & open work area.
- SUITE 302** 1,068 SF*
Waiting room, meeting room, 3 offices, file room, and kitchen nook.

BASE BUILDING CONDITION

- SUITE 605** 1,873 SF
- SUITE 604** 2,050 SF
- SUITE 305** 1,318 SF*
- SUITE 304** 2,118 SF*
- SUITE 301** 2,566 SF*
- SUITE 205** 6,165 SF



25,000 SF OF AMENITIES
CONFERENCE ROOMS | FITNESS STUDIO | HEATED POOL
TENANT CAFÉ & LOUNGE | EVENT HALL | PRIVATE THEATRE



112TH STREET

Lease Details



Lease Rates
\$15.00 - \$18.00 / SF



Additional Rent
\$18.14 / SF (2026 est.)



Parking
3:1,000 SF Underground Stalls
\$190 - Random
\$292 - Tandem Reserved

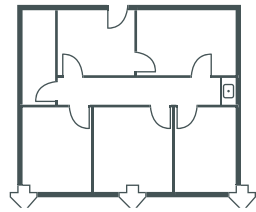
Building Amenities & Highlights:

- Fitness Studio
- Heated Pool
- Events Hall
- Private Dining Room
- Tenant Cafe & Lounge
- Conference Centre
- Bicycle Storage Lockers
- Tenant Car Wash
- Carshare Program
- Electric Vehicle Stalls
- Professional On-site Management
- Concierge & 24-hour Security
- On-site services: daycare, grocery, medical, dining, banking, Starbucks & more!

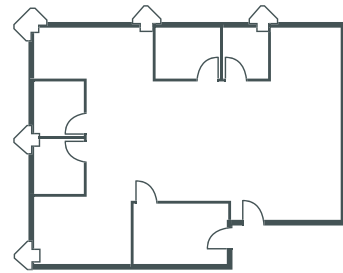
Building Amenities



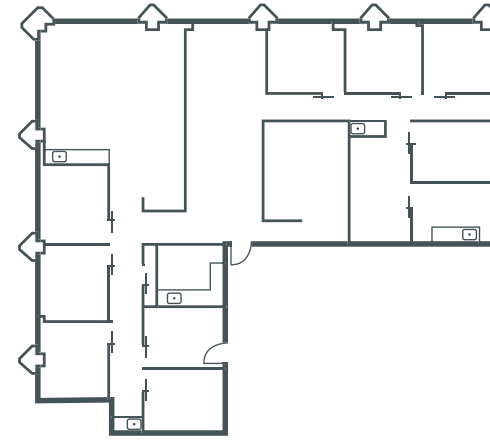
Developed Suite Floor Plans



SUITE 302 - 1,068 SF | DEVELOPED

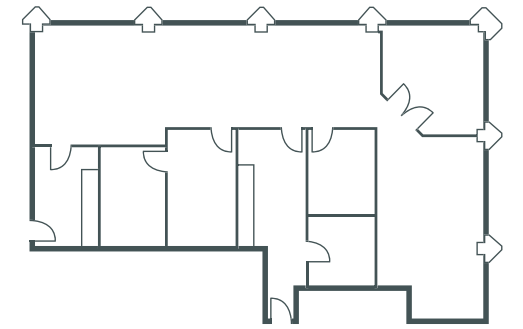


SUITE 602 - 1,628 SF | DEVELOPED

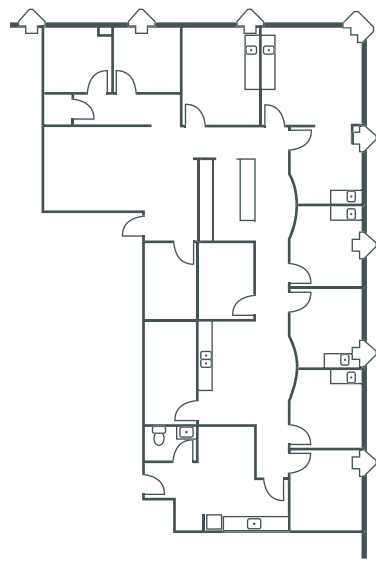


SUITE 1001 - 3,433 SF | DEVELOPED

Available Mar 1, 2026

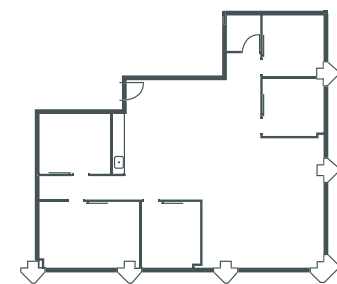


SUITE 1002 - 2,824 SF | DEVELOPED

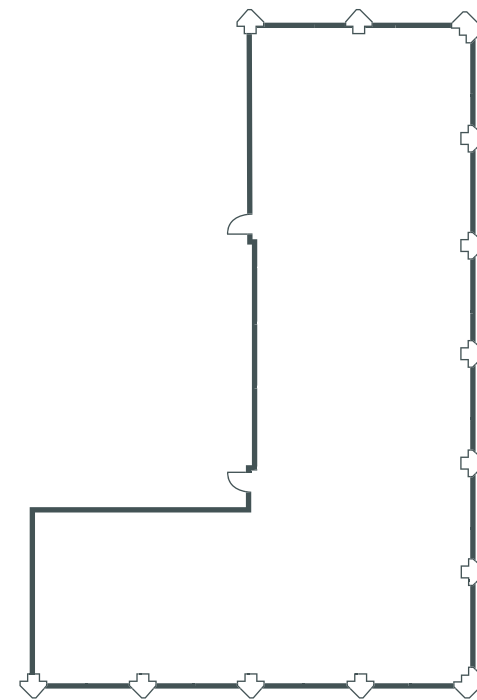


SUITE 903 - 1,703 SF | DEVELOPED

(Available upon 30 days' notice)

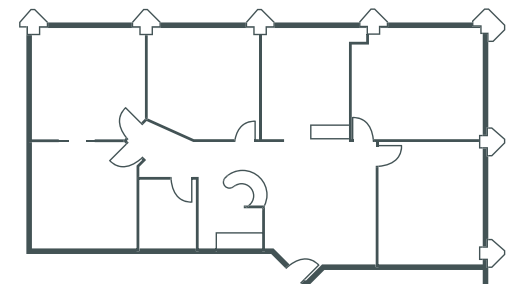


SUITE 1708 - 1,931 SF | DEVELOPED



SUITE 1801 - 4,813 SF | WHITE BOX

(Available upon 90 days' notice)



SUITE 1902 - 2,540 SF | DEVELOPED

College Plaza
8215 - 112 Street NW | Edmonton, AB

Desirable Location with Abundant Surrounding Amenities



10 MIN WALK
TO **WHYTE AVENUE**



5 MIN WALK
TO **GARNEAU**



2 MIN WALK
TO **UNIVERSITY OF ALBERTA**

For Lease

On Site

MAIN FLOOR AMMENITIES

CIBC
College Plaza Dental
Dandy Salon & Spa
Fabutan / Hush Lash Studio
Garneau Chiropractor
Great Canadian Pizza
H Mart (Grocery)
Heeretea Dongxi Tea
Kepler Academy (Daycare)
Lean & Green Fitness & Nutrition
Liquor Merchants
Magna Medical Clinic
Pita Pit
Quesada Burritos & Tacos
Starbucks
The Medicine Shoppe
Varisty Optical
Zenith Wellness Co.

University Area

RESTAURANTS

barBurrito
Booster Juice
Burrito Libre
Cookies By George
Edo
Feta & Olives
Gaya Korean Restaurant
The Greenhouse
Ho Ho Chinese Foods
Hula Poke
Marcos Famous Donair
New Your Fires
Opa!
Savoy's Express
Subway
Thai Express
The Chopped Leaf
Tim Hortons

CAFÉS & BAKERIES

CoCo Fresh Tea & Juice
CornerHUB Cafe
Daily Grind Coffee
Remedy Cafe
Second Cup
Starbucks

SHOPPING & SERVICES

Campus Jewlers
ReXall Pharmacy
Soler Shoe Repair

ARTS & CULTURE

Myer Horowitz Theatre
Northern Alberta Jubilee Auditorium
Timms Centre for the Art
University of Alberta

HEALTH & WELLNESS

Bijan Optical
Clare Drake Arena
Glen Sather Sports Medicine Clinic
Hanson Fitness and Lifestyle Centre
Kaye Edmonton Clinic
University of Alberta Aquatic Centre
University of Alberta Hospital
Van Vliet Squash Club

Garneau Area

SHOPPING & SERVICES

CIBC
Circle K
Knifewear
Liquor Merchants
Long & McQuade
The Medicine Shoppe Pharmacy
M Hair Salon
Mint Dry Cleaning
Ponytails + Horseshoes
Redbike
The Running Room
Safeway
The Silk Road Spice Merchant
Skier's Sportshop
Sobeys Liquor
Sole Experience
Spiritleaf
The Sweet Spot
TD Canada Trust
Wizard's Comics

RESTAURANTS

Asian Flame
BLAKBAR Tavern
Boston Pizza
Café Mosaic
Cosmic Pizza
Domino's Pizza
Earls
Farrow
Highlevel Diner
Kabuki Sushi & Grill
Kamiyo
Kyoto Japanese
La Petite Iza
La Poutine
McDonalds
Menchies
Oodle Noodle
Panago Pizza
Papa John's
Phobulous

Pita Pit
Rooster Kitchen and Bar
Rosso Pizzeria
Sepp's Pizza
Sherlock Holmes Pub
Shimiaodao Yunnan
Rice Noodle
Soleilki Japanese
Spice Grill
Subway
Sugarbowl
Tang Bistro
Tanjang
Restaurant
Tim Hortons
Upper Crust
Upper Crust
Wendy's

CAFÉS & BAKERIES

Ace Coffee
Breadland Bakery
Eleanor & Laurent
Heeretea Dongxi Tea
Hexagon Boardgame Café
Kaffa Roaster and Studio
PhatBar Bakery
Remedy Café
Second Cup
Starbucks
Transcend

ARTS & CULTURE

City Arts Centre
Lillo's School of Music
Marr-Mac Dance & Theatre Arts
Metro Cinema

HEALTH & WELLNESS

Bodyworks Pilates Studio
Garneau Tennis & Beach
Volleyball Club
Healing Waters Spa
Kinetic Living
Chiropractor
Smilezone

Whyte Avenue (109th Street to 99th Street)

SHOPPING & SERVICES

7-Eleven
ATB Financial
Aveda
Barber Squad
Blush Lane Organics
BMO Bank of Montreal
Burrington on Whyte
Dollarama
Dress Code
Elements Outfitters
Esso
Foosh
Gravitypope
Laurels on Whyte
Lululemon
No Frills
RBC Royal Bank
Scotiabank
Shoppers Drug Mart
UPS Store
Wee Book Inn
Winners

RESTAURANTS

A&W
Amperand 27
Beercade
Blowers & Grafton
Checkers Pizza
Chianti
Chicago Deep Dish
Continental Treat
Daawat
DaDeo
Dorinku
Famoso
Hudson's Taphouse
Julio's Barrio
Kaengthai Bistro
Leopold's Tavern
Made by Marcus
Malt & Mortar
MEAT
Mike's Famous

MKT
New Everest Inidan
New York Bagel
Cafe
O'Byrnes Irish Pub
Oodle Noodle
Papa Murphy's
Pizza
Pho Boy
Pip
Smokey Bear
Subway
Taste of Lebanon
Tasty Tom's
Tasty Toms
Tavern on Whyte
The Next Act
Tokyo Noodle Shop
Vons Steakhouse

CAFÉS & BAKERIES

Ace Coffee
Beaver Tails
Block 1812
Cat Café
Empress Bakery
La Boule
New York Bagel Café
Remedy
Sorelina Coffee
Sugared & Spiced Baked Goods
Teaplace Café
Teapsy Lab
Whimsical Cake Studio
Woodrack Café

ARTS & CULTURE

Edmonton Radial Railway Society
Edmonton Public Library
Old Strathcona Farmers Market
Varscona Theatre
The Fringe grounds
Grindstone Comedy Theatre
Rapid Fire Theater

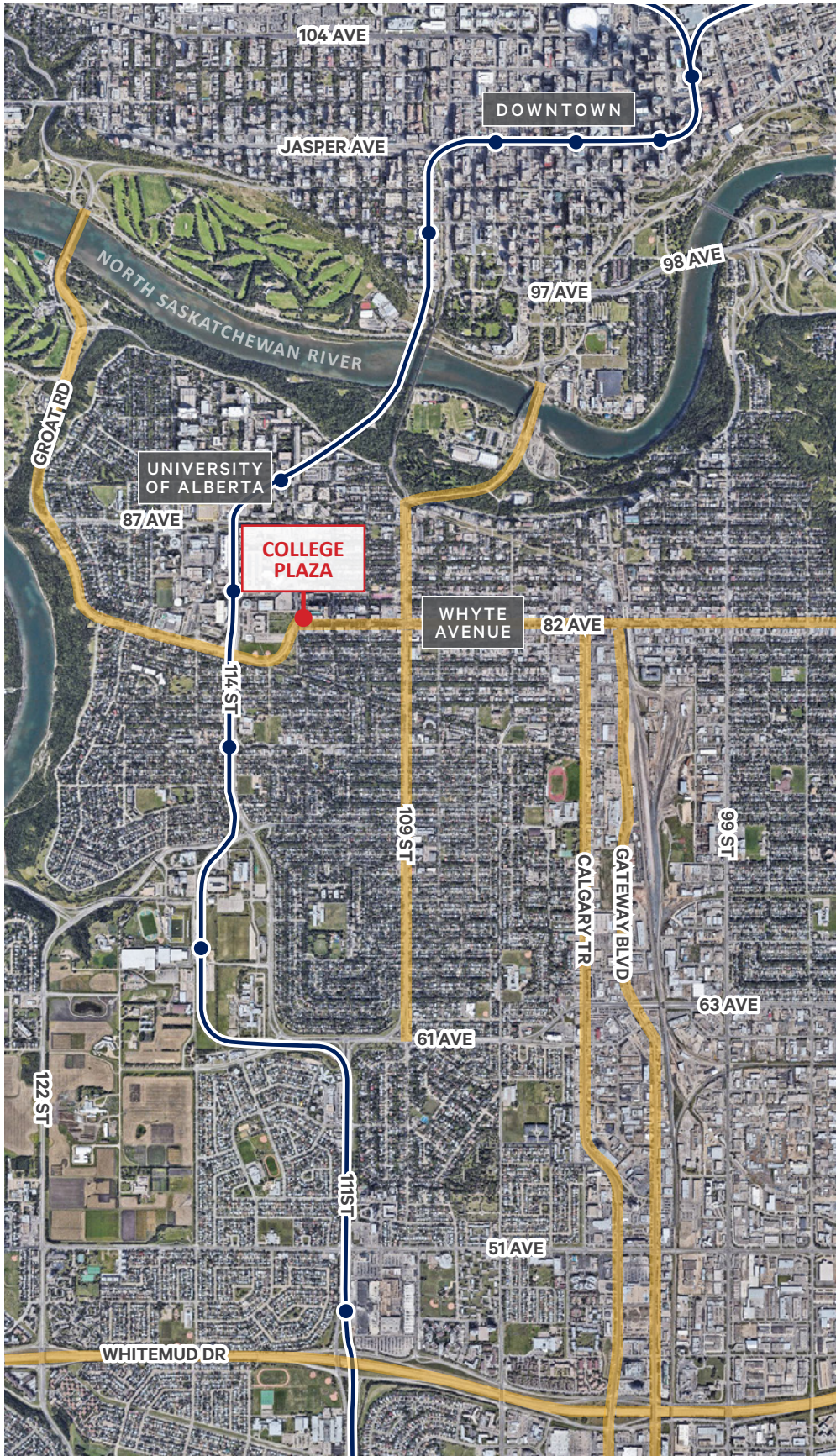
HEALTH & WELLNESS

Anytime Fitness
City Fit Shop Inc
Curvy Spine
Integrated Therapies
Massage & Wellness
Orange Theory Fitness
Runaway Workout Club
Strathcona Physical Therapy
The Optical Shop
Wellness on Whyte
YEG Cycle Spin Studio

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For Lease



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