

FOR SUBLEASE

SUN LIFE PLACE

NAI Commercial NAI Advent



#840, 10123 - 99 STREET | EDMONTON, AB | 1,989 SF±

PROPERTY HIGHLIGHTS



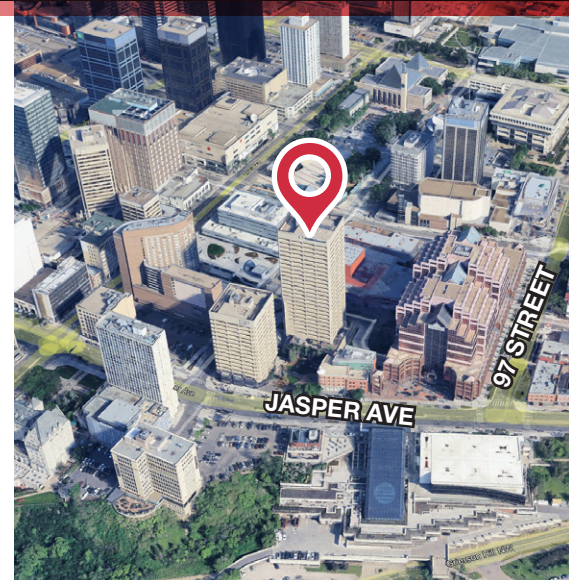
Class A building with professional finishes and enriched with modern onsite amenities including fitness centre, conference facilities, daycare, and Lui-Chi's Coffee



Steps from Citadel Theatre, Winspear Centre, Art Gallery of Alberta, and major downtown services



Two blocks from Churchill LRT Station with excellent transit connectivity



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ADDITIONAL INFORMATION

AREA AVAILABLE	1,989 sq.ft.±
LEGAL DESCRIPTION	Plan 7621103 Blk H Lot 1
ZONING	Core Commercial Arts Zone (CCA)
AVAILABLE	Immediately
TIA	\$25.00 per sq.ft.
SUBLEASE TERM	Nov 30, 2029
SUBLEASE RATE	Negotiable
OPERATING COSTS	\$18.10/sq.ft./annum (2026 estimate) includes common area maintenance, building insurance, property taxes and management fees.

