

**FULL FEE TO
OUTSIDE BROKERS**

THE HAT AT FIVE CORNERS

10215 95 Street NW
Edmonton, AB T5H 4M4

1,257 - 6,294 SF Available Immediately

THE HAT
FIVE CORNERS

RENT NOW VISIT OUR
LEASING
CENTRE
HATFIVECORNERS.COM
(825) 202-7276

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Devan Ramage

Associate
780 420 1177
devan.ramage@cwedm.com

THE OPPORTUNITY

Cushman and Wakefield Edmonton is pleased to present the unique main floor retail leasing opportunity in the Hat at Five Corners. The Hat at Five Corners provides exceptional curb appeal with multiple demising options available. This 199 unit mixed-use luxury complex will provide your business with a spacious open concept space with 20' ceiling height!

THE PROPERTY

- Conveniently located on the high traffic intersection of Jasper Avenue and 95 Street.
- High exposure to over 16,700 vehicles per day by being located at the corner of a major intersection.
- Healthy existing consumer based in residential tower
- Building predominately occupied by business professionals.

- Strategically located across the street from new Valley Line LRT (Quarters Stop LRT Station).
- South facing patio opportunity.
- MU Zoning allows for a wide variety of uses.
 - Possession available immediately.
- High exposure signage opportunities available.
- Nearby Tenants include The Moth Cafe, Syphay Restaurant and many others.



PROPERTY DETAILS

MUNICIPAL ADDRESS

10215 95 Street NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 1221938, Block 1, Lot 2

ZONING

Mixed Use (MU h85 f8 cf)

AVAILABLE SIZES

Retail Area 1: ± 1,257 SF

Retail Area 2: ± 1,724 SF

Retail Area 3: ± 2,551 SF

Retail Area 4: ± 2,019 SF

*Up to ± 6,294 SF of contiguous space available

BASE RENT

Market

OPERATING COSTS

\$15.92/SF/annum (2025 estimate)

*Includes building insurance, property tax, common area maintenance and management fees

PARKING

Street parking in the area, plus potential for heated underground parking for tenants at current market rates

CEILING HEIGHT

20'±

OCCUPANCY

Available Immediately

LEASE TERM

Negotiable

TI ALLOWANCE

Negotiable



ROGERS PLACE



asa
art gallery of alberta



Quarters Stop
LRT Station



THE HAT
FIVE CORNERS

95 STREET NW (18,060 VPD)



Street
Parking



Dog Park



JASPER AVENUE (17,953 VPD)



Customer
Parking



Syphay
THAI & LAO CUISINE

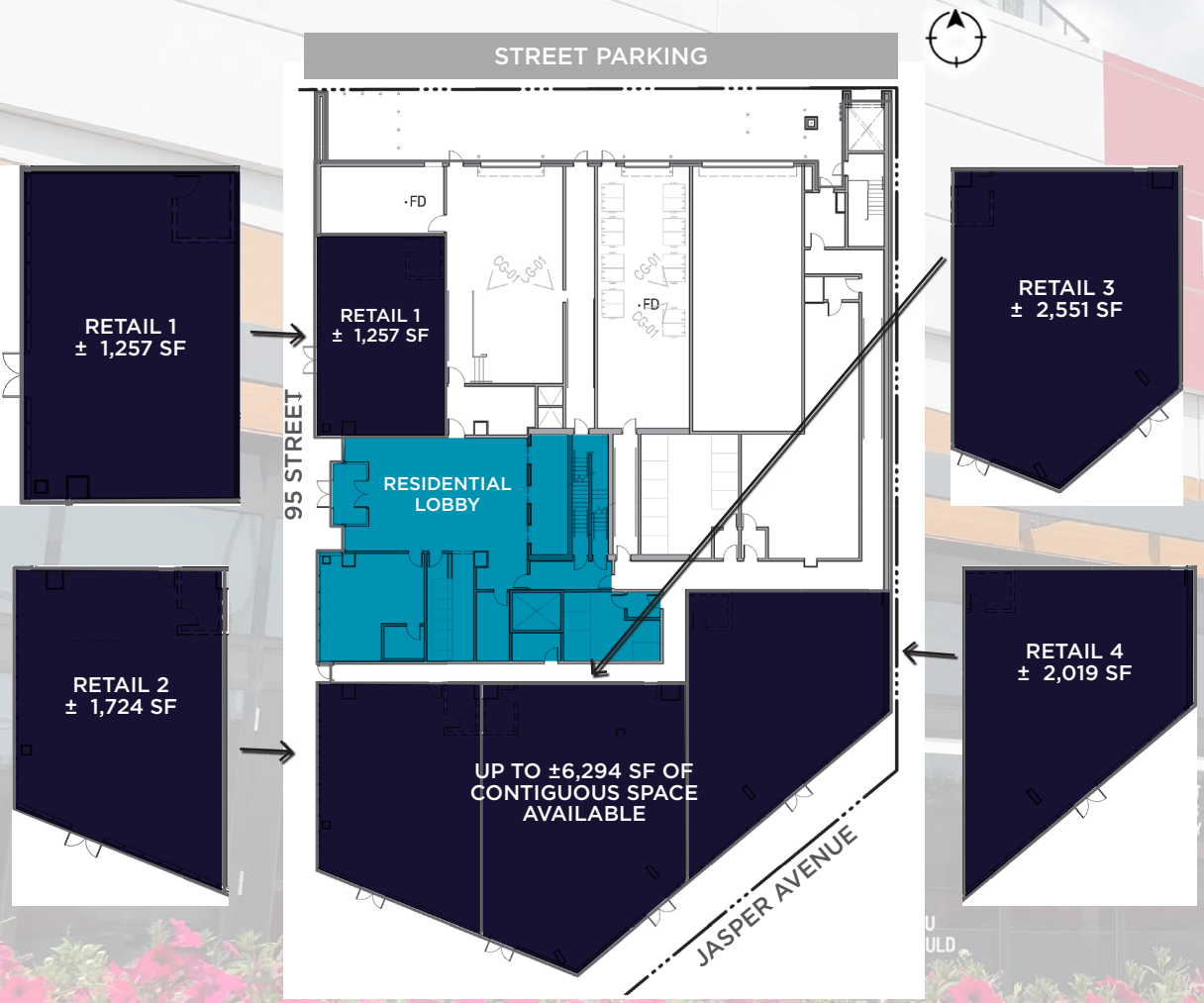


The Moth



FLOOR PLAN

DEMOGRAPHICS



POPULATION

1km	3km	5km
9,900	94,091	211,961

HOUSEHOLDS

1km	3km	5km
5,056	48,755	102,924

AVERAGE INCOME

1km	3km	5km
\$83,440	\$97,620	\$104,532

VEHICLES PER DAY

Jasper Avenue: 17,953
95 Street: 18,060



Devan Ramage
 Associate
 780 420 1177
 devan.ramage@cwedm.com