

# ONE TWELVE CAMPUS

10130 112 Street,  
Edmonton, AB

**AVAILABLE SPACE –  
2,757 SF AND 4,179 SF**

**Will Harvie**  
Associate Partner  
780 902 4278  
[will.harvie@cwedm.com](mailto:will.harvie@cwedm.com)

**Kurt Paull, SIOR**  
Partner  
780 702 4258  
[kurt.paull@cwedm.com](mailto:kurt.paull@cwedm.com)

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[cwedm.com](http://cwedm.com)

**Nick Mytopher**  
Associate  
587 597 5475  
[nick.mytopher@cwedm.com](mailto:nick.mytopher@cwedm.com)

**Max McPeak**  
Associate  
780 702 9082  
[max.mcpeak@cwedm.com](mailto:max.mcpeak@cwedm.com)

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# HIGHLIGHTS

Located close to Jasper Avenue, this two-tower building is owned and managed by Rohit Group of Companies and has the benefit of being close to many residential buildings while also being within walking distance to the Government District, Downtown and the River Valley along with many close by restaurants and amenities. The building offers secure parking, efficient floorplans, patio's and nearby green spaces with the ability to accommodate a variety of uses.



5 Min drive to the River Valley



6 Min drive to Victoria Park



5 Min drive to Rogers Place



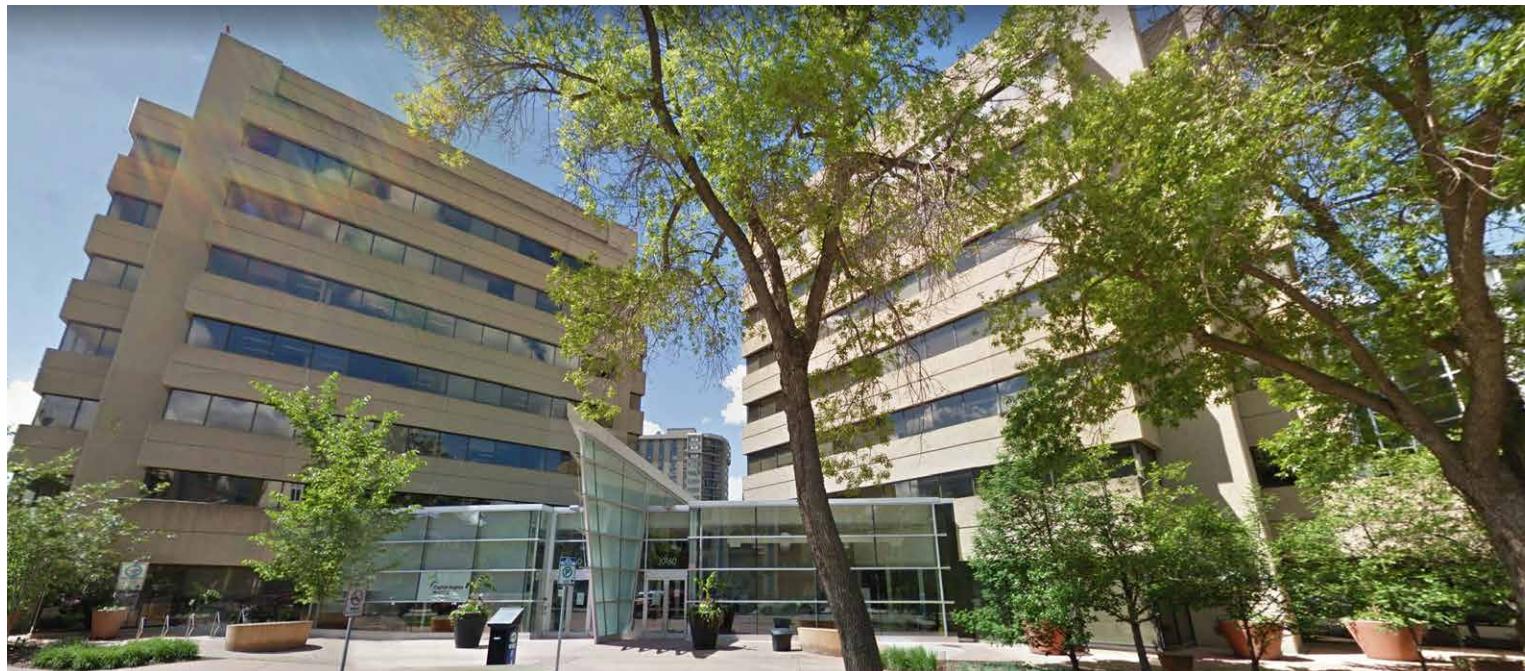
Royal Glenora Club  
7 Min drive / 19 Min walk

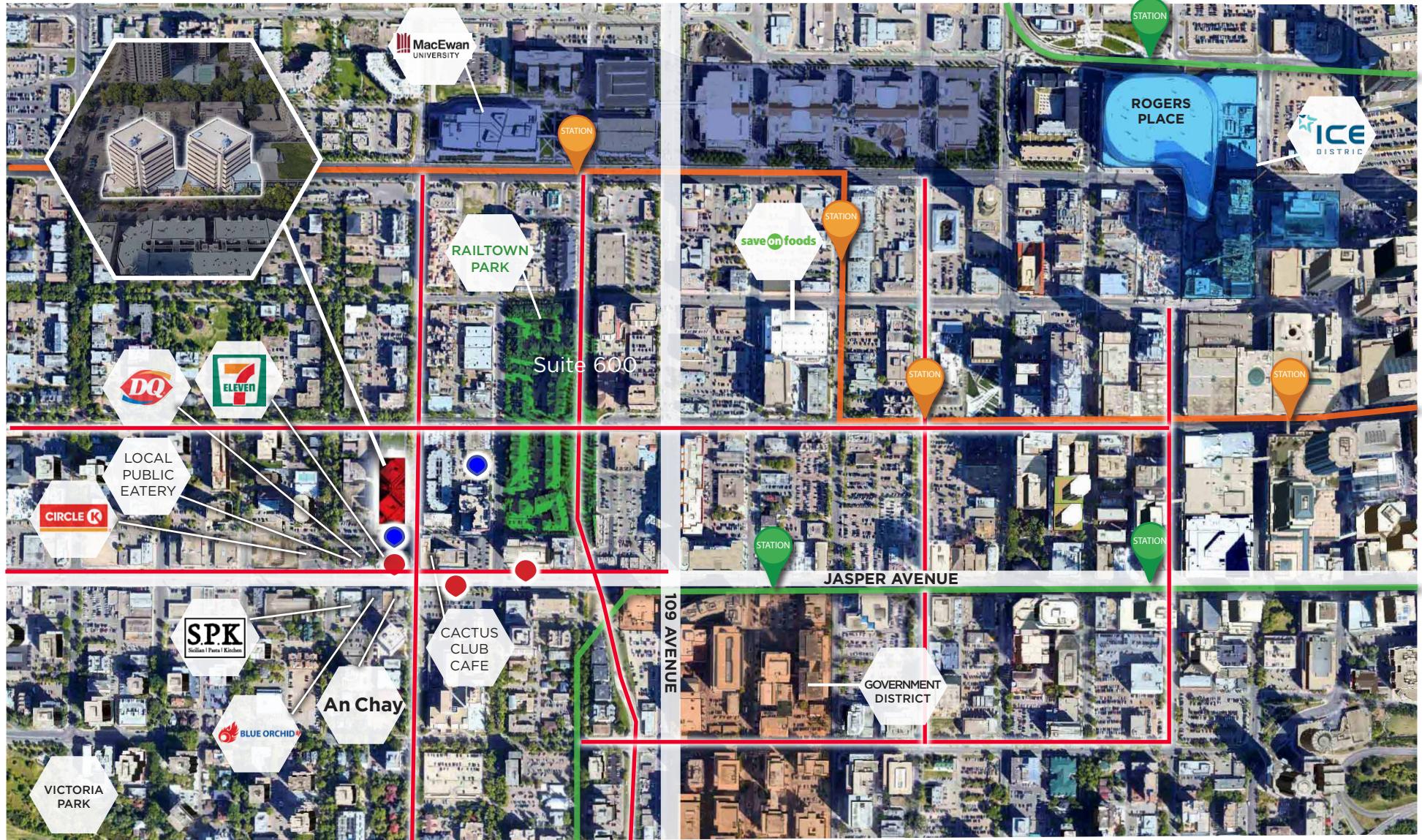


5 Min drive to  
Downtown Core



9 Min walk to Corona  
LRT Station





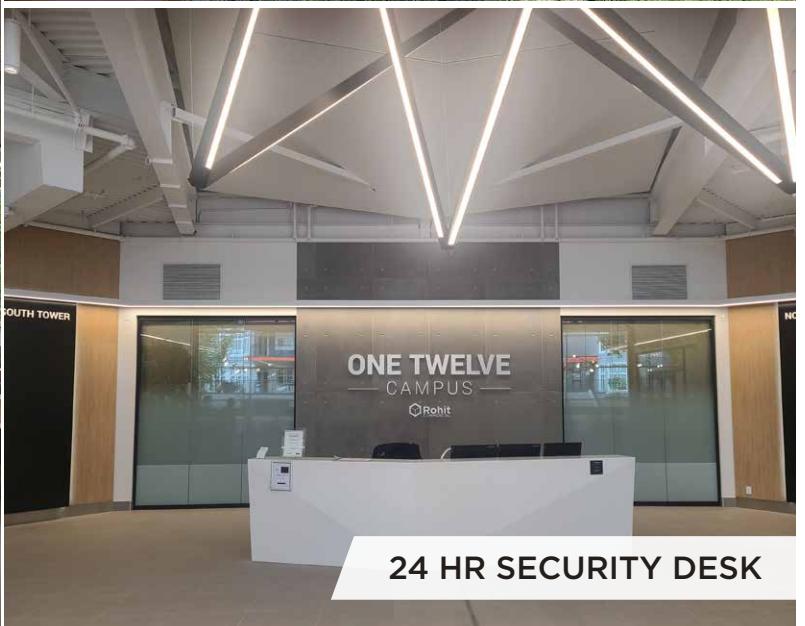
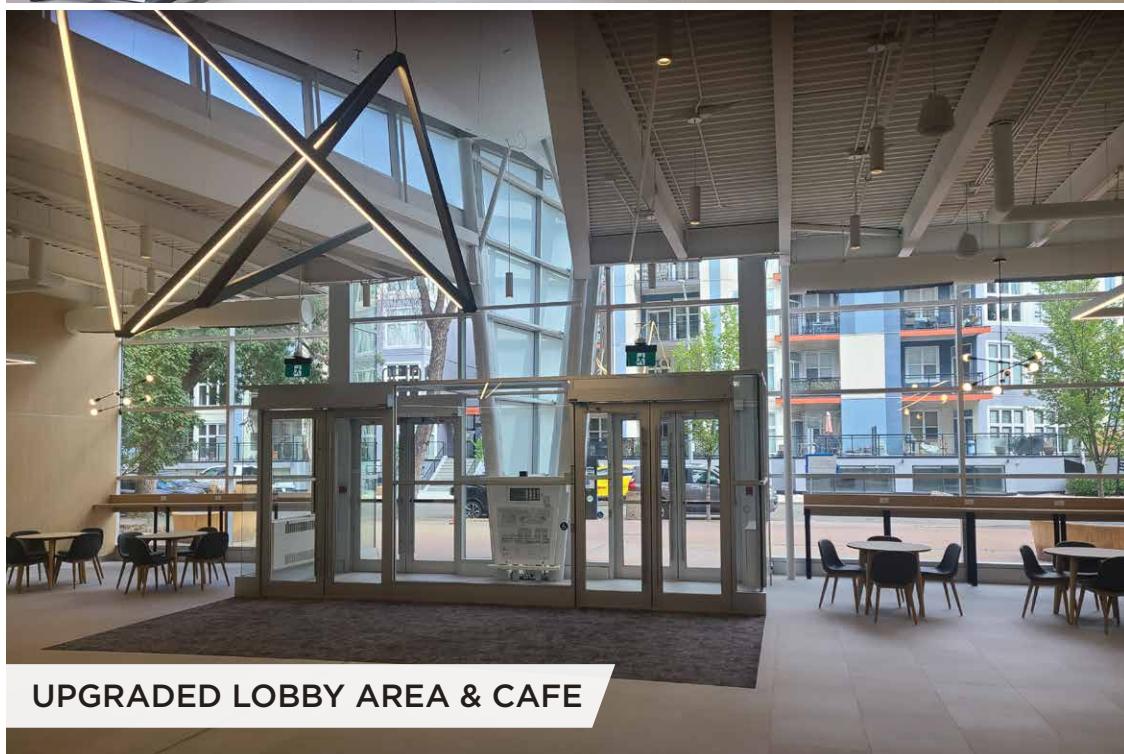
- STATION LRT Station
- STATION Future Valley Line LRT Station
- LINE Current LRT Line
- LINE Future LRT Line
- POINT ETS Transit Stop
- POINT BIKE ROUTE
- POINT Parking

# ONE TWELVE CAMPUS

# BUILDING FEATURES

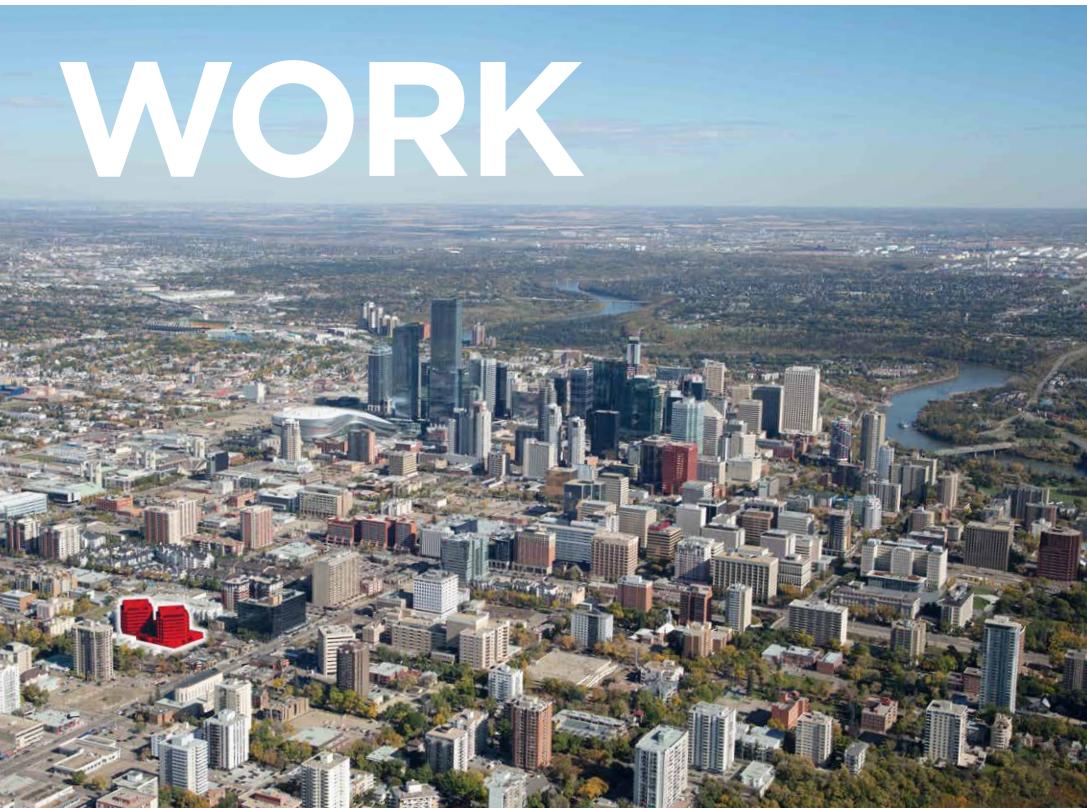
**Rohit**<sup>TM</sup>  
RENTAL LIVING | Bold Goes Further

 CUSHMAN &  
WAKEFIELD  
Edmonton





LIVE



WORK



PLAY

# ONE TWELVE CAMPUS

## Property Details

### Main Floor

Suite 1	Leased
Suite 2	Leased
Suite 3	Leased

### South Tower

Suite 200	Leased
Suite 300	Leased
Suite 401	5,236 SF (Pending)
Suite 402	4,179 SF
Suite 500	Leased
Suite 600	Leased
Suite 700	Leased
Suite 701	2,757 SF

### North Tower (Leased)

Covenant Health

Demising options available

**Parking:** 1.7/1,000 SF

Combination of surface and underground  
parking available at market rates

**Base Rent:** Starting at \$16.00 per SF

**Operational Costs:** \$13.50 per SF (2026 estimate) plus 5% PM

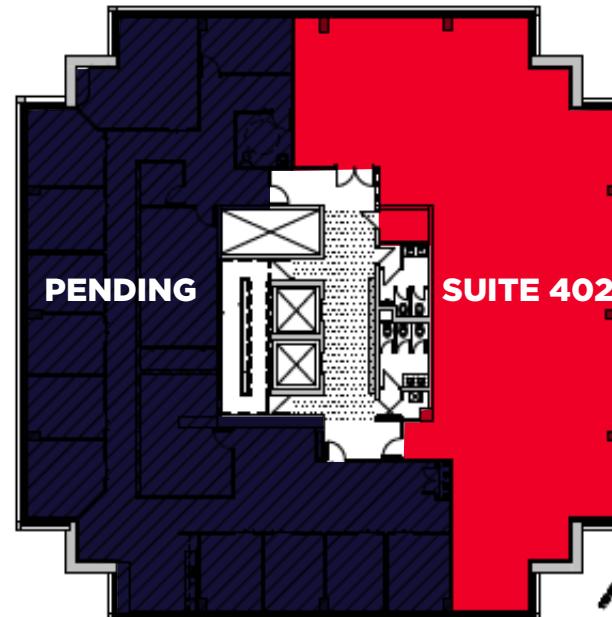
# SOUTH TOWER



For Lease  
Covenant Health

EMCN

Edmonton Mennonite  
Centre for Newcomers



Floor plan for floor 4



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