

# ONE TWELVE CAMPUS

**10130 112 Street,  
Edmonton, AB**

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

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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



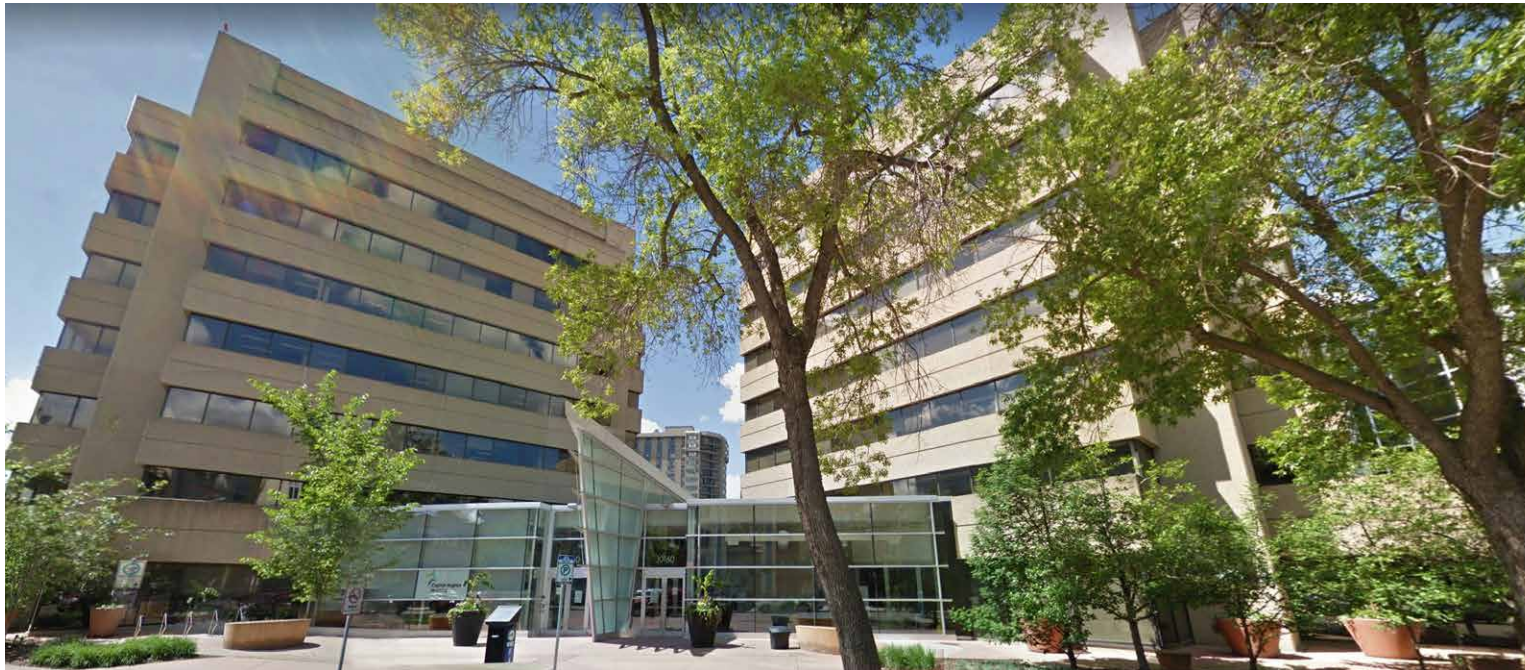
Royal Glenora Club  
7 Min drive / 19 Min walk



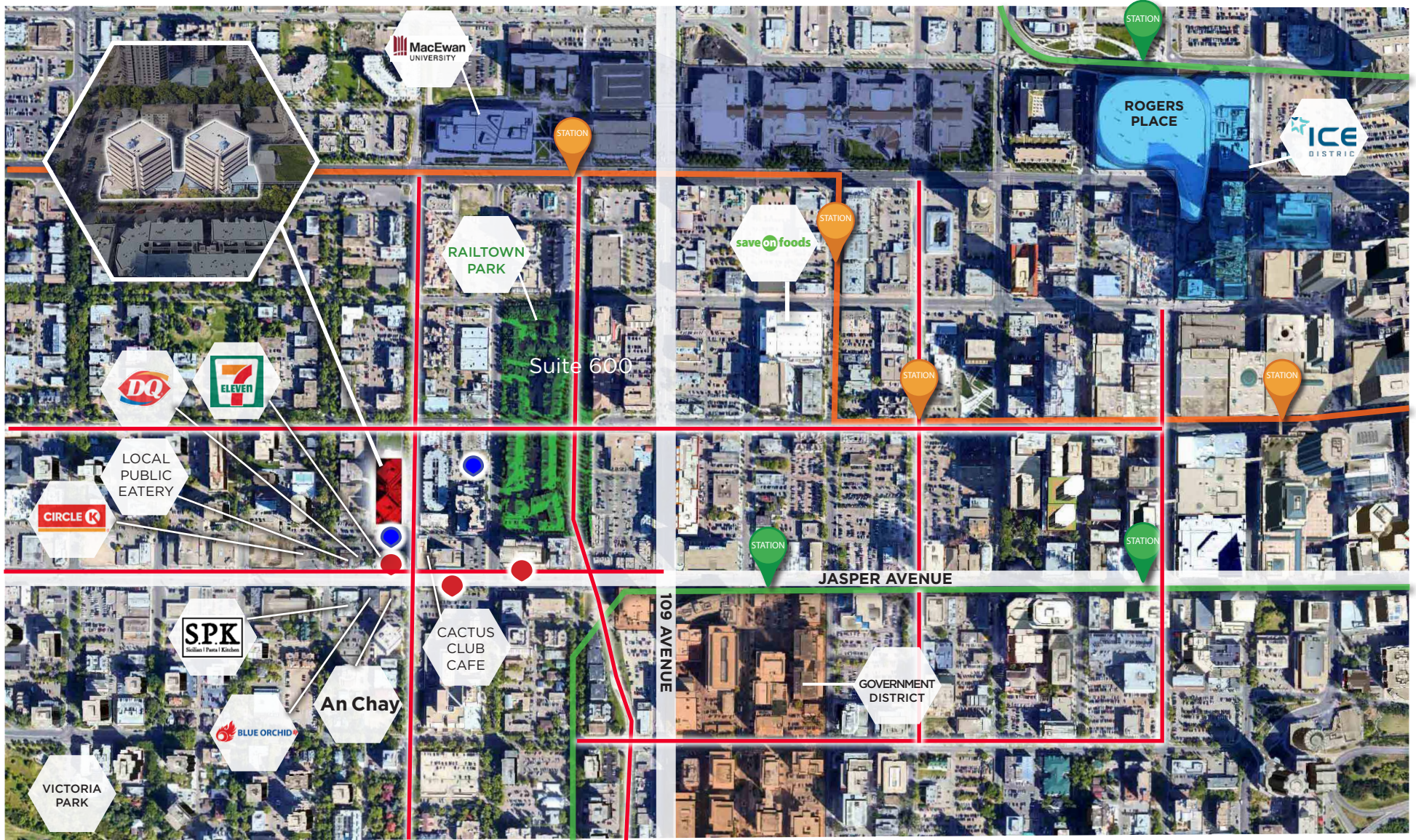
5 Min drive to  
Downtown Core



9 Min walk to Corona  
LRT Station







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

# ONE TWELVE CAMPUS



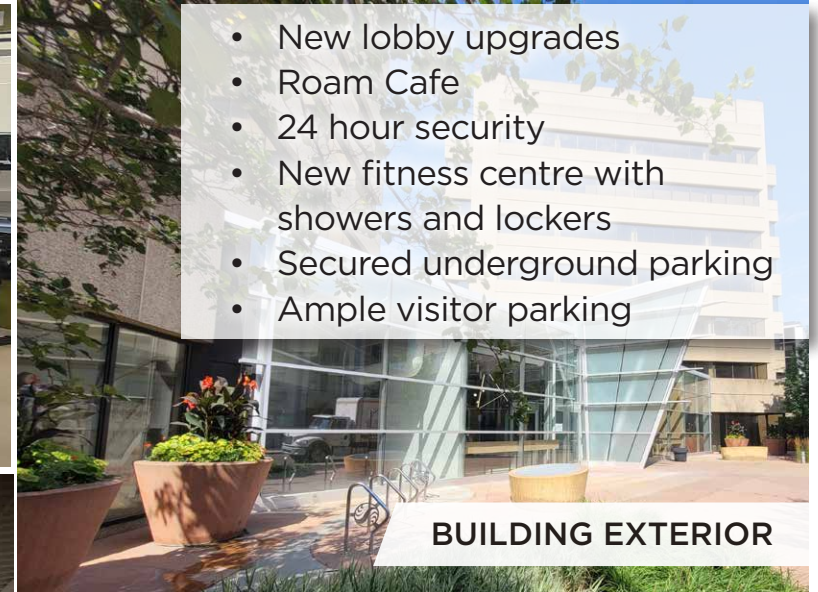
# BUILDING FEATURES

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

**CUSHMAN &  
WAKEFIELD**  
Edmonton



TENANT FITNESS CENTRE

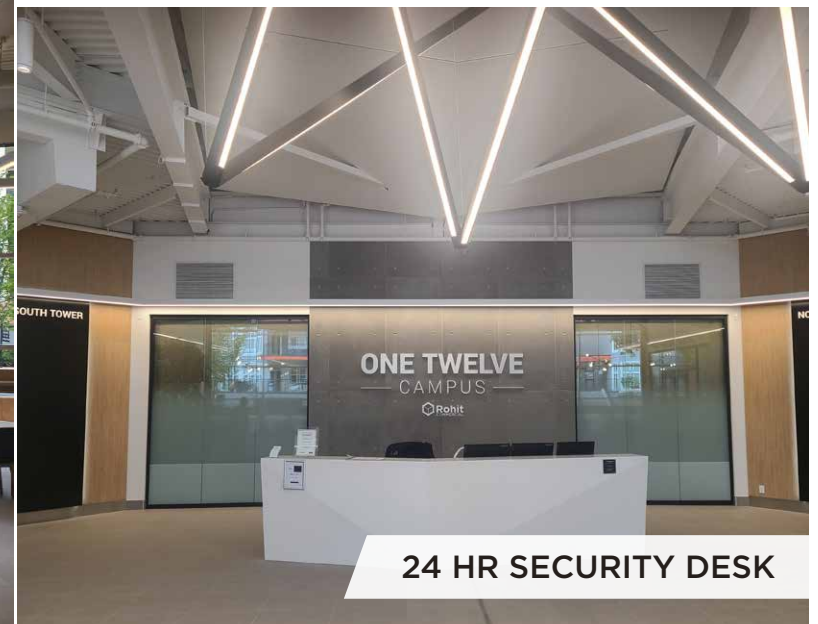


- New lobby upgrades
- Roam Cafe
- 24 hour security
- New fitness centre with showers and lockers
- Secured underground parking
- Ample visitor parking

BUILDING EXTERIOR



UPGRADED LOBBY AREA & CAFE



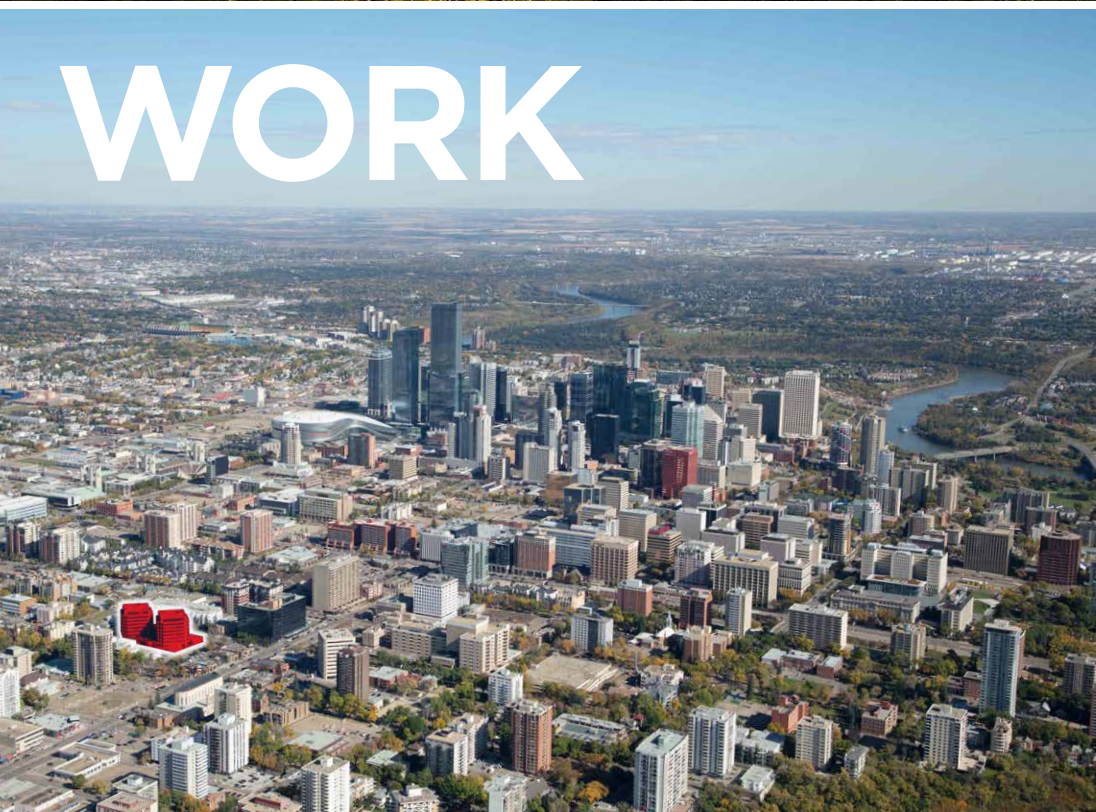
24 HR SECURITY DESK



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

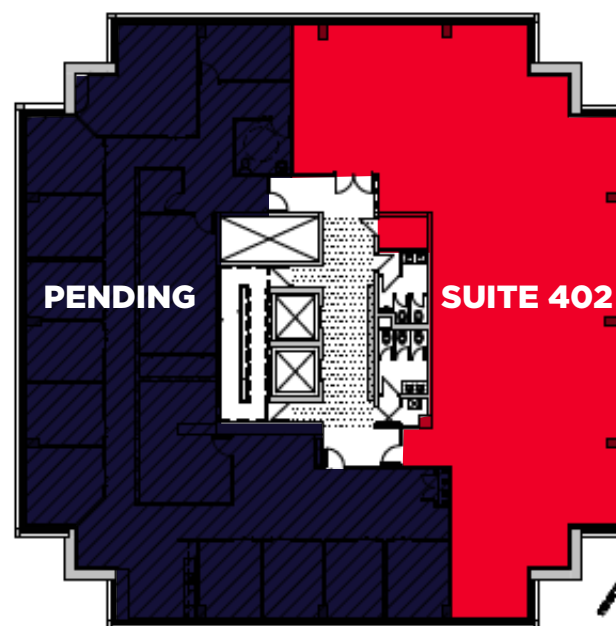


# SOUTH TOWER



**EMCN**  
Edmonton Mennonite  
Centre for Newcomers

■ For Lease  
■ Covenant Health



Floor plan for floor 4



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