

# FOR LEASE



**CUSHMAN & WAKEFIELD**  
Edmonton



**AVAILABLE IMMEDIATELY**

**1,342 & 1,799 SF 2ND FLOOR OFFICE SPACE**

# CENTRE 115

10575 - 115 Street NW, **Edmonton, Alberta**

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**CUSHMAN & WAKEFIELD**

Edmonton

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# PROPERTY HIGHLIGHTS

- Beautifully built out office space available immediately.
- Unique 2 story development strategically located within the heart of the Queen Mary Park Neighborhood.
- Come join existing tenants LRM Daycare, Ritual Room, Integral Physio Therapy & Sports Clinic.
- Over 23,331 residents within a 1km radius.
- Nearby businesses and amenities include Grant MacEwan University, Brew & Bloom Cafe, Papa Giuseppe's Kitchen, Brewery District, Unity Square, Longstreet and many more.
- High exposure signage opportunities available.
- (DC) Direct Control Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$8.54 per SF (2025)

# PROPERTY DETAILS

<b>Municipal Address:</b>	10575 - 115 Street NW, Edmonton, Alberta
<b>Legal Description:</b>	Lot: 156,157, Block: 14 Plan: B4
<b>Zoning:</b>	Direct Control (DC 20989)
<b>Neighbourhood:</b>	Queen Mary Park
<b>Built:</b>	1969

**UNIT 202: 1,799 SF**



**UNIT 203: 1,342 SF**





# DEMOGRAPHICS



## POPULATION

1km	3km	5km
23,331	96,143	218,474



## AVERAGE INCOME

1km	3km	5km
\$83,221	\$96,836	\$107,566



## HOUSEHOLDS

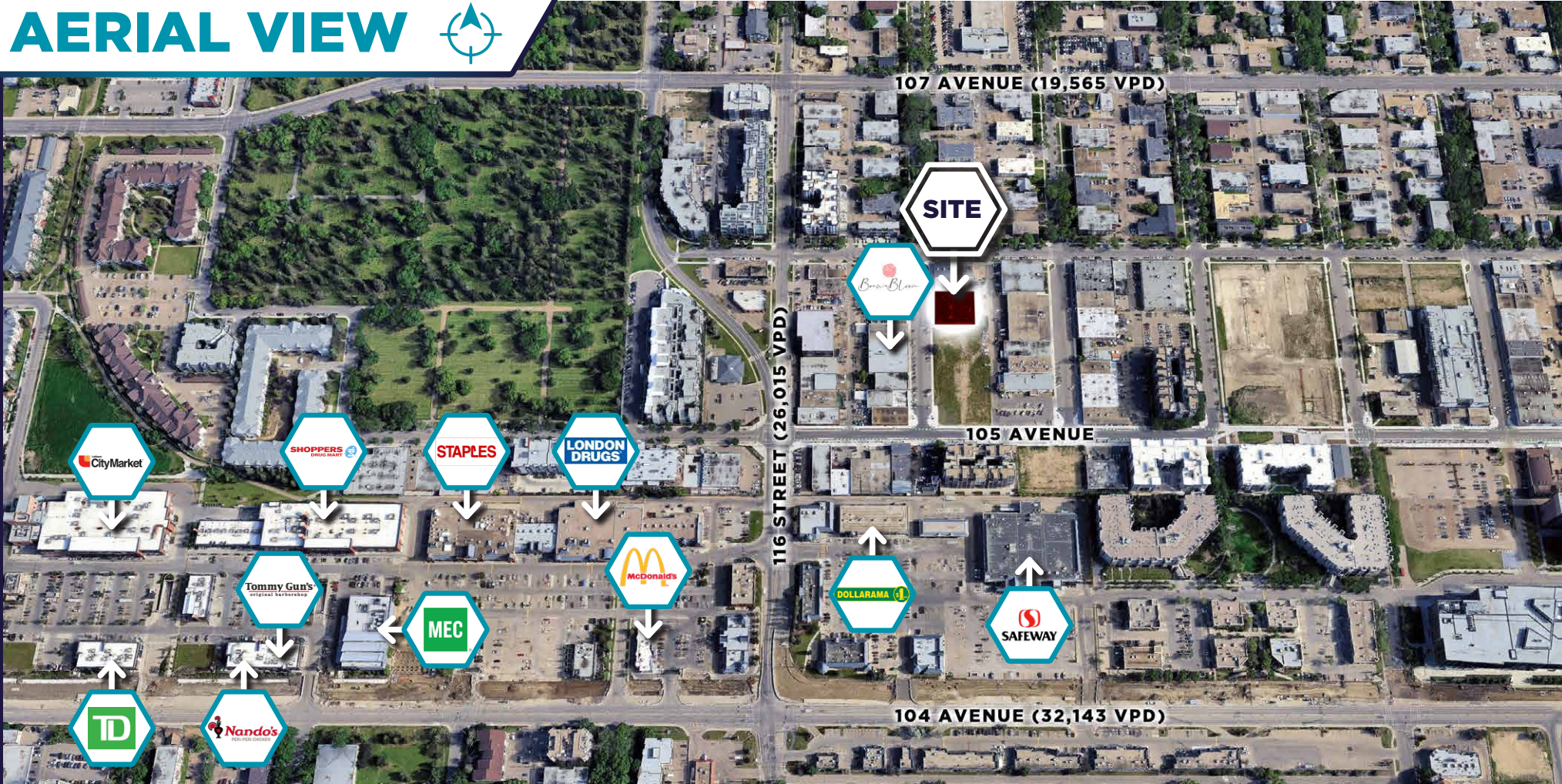
1km	3km	5km
13,483	51,778	107,048



## VEHICLES PER DAY

107 Ave VPD (2024): 19,565  
104 Ave VPD (2024): 32,143  
116 Street VPD (2024): 26,015

## AERIAL VIEW





# FLOOR PLAN

