

FOR LEASE

 **CUSHMAN &
WAKEFIELD**
Edmonton

STRATICA MEDICAL CENTRE

10140 - 117 STREET,
EDMONTON, AB

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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PROPERTY HIGHLIGHTS

- Excellent central location on 117th Street just north of Jasper Avenue
- Attractive medical professional building anchored by Stratica Dermatology and Pharmacy
- Built out with one large room, small entrance and a washroom
- Pylon signage available at Tenant's cost to manufacture and install
- Seamless access in and out of the downtown core via 124th Street, Jasper Avenue, 109th Street and 104th Avenue/Stony Plain Road
- Walking distance to Edmonton's scenic river valley and the lively Brewery District
- Ideally located near a diverse mix of restaurants, cafes, shops and professional offices



PROPERTY DETAILS

Municipal Address	10140 - 117 Street, Edmonton, AB T5K1X3
Zoning	Large Scale Residential (RL h65)
Availability	Immediate
Building Age	1980
Lease Rate	Gross Rent: \$20.00 PSF + in-suite janitorial
Floor #	Main Floor

AREA & DEMOGRAPHICS



HOUSEHOLDS

1KM	3KM	5KM
15,430	51,447	106,480



POPULATION

1KM	3KM	5KM
25,214	94,195	217,301



AVERAGE INCOME

1KM	3KM	5KM
\$93,954	\$103,633	\$109,714



VEHICLES PER DAY

Jasper Avenue: 29,778 VPD
104 Avenue: 32,143 VPD





KEEP IN TOUCH

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