FOR LEASE
GARNEAU PROFESSIONAL CENTRE

11048 82 AVENUE NW,
EDMONTON, AB



3,887 SF AVAILABLE FOR LEASE

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

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CUSHMAN & WAKEFIELD
Edmonton

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PROPERTY HIGHLIGHTS

- High exposure retail development strategically located along Whyte Avenue.
- Come join existing tenants Tansen Izakaya, Nu:Yu Beauty Medispa, Thomas Dental Group, Pharmasave, Value Buds and numerous Office tenants on floors 2 through 5.
- Area retiallers include: Safeway, Starbucks, Bone & Biscuit, CIBC, Papa Johns and many others!
- Whyte Avenue sees over 16,000 vehicles per day!
- Over 15,397 residents within a 1km radius.
- High exposure signage opportunities available.

DEMOGRAPHICS

POPULATION	1km	3km	5km
	15,397	84,029	208,565

HOUSEHOLDS	1km	3km	5km
	7,796	43,892	99,240

AVERAGE INCOME	1km	3km	5km
	$98,354	$114,401	$117,447

PROPERTY DESCRIPTION

MUNICIPAL ADDRESS
11048 82 Avenue NW, Edmonton, AB

ZONING
2.80 MU - Mixed Use Zone

NEIGHBOURHOOD
Garneau

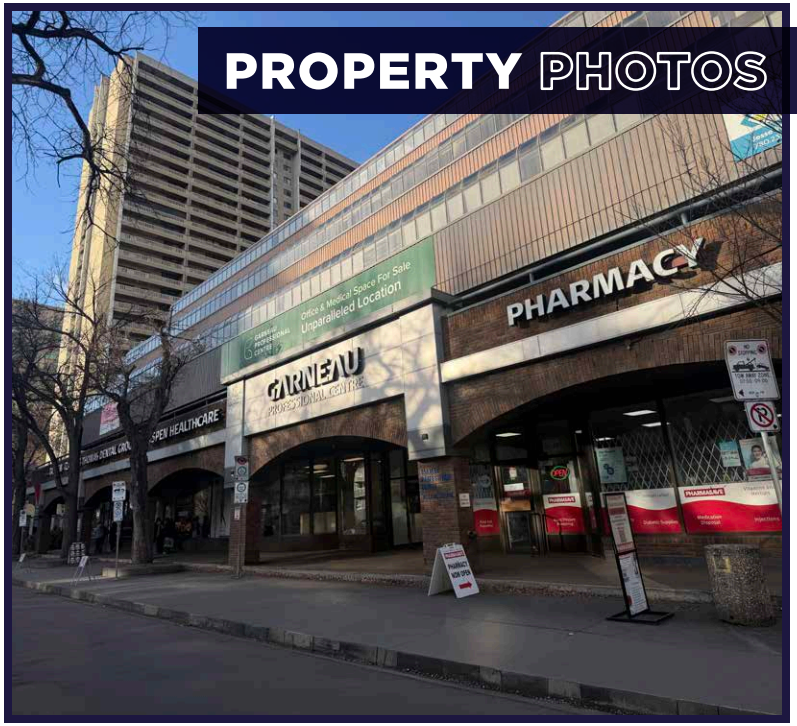
LEASEABLE AREA
3,887 SF

AVAILABLE
March 1 , 2027

LEASE RATE
Contact Listing Agent

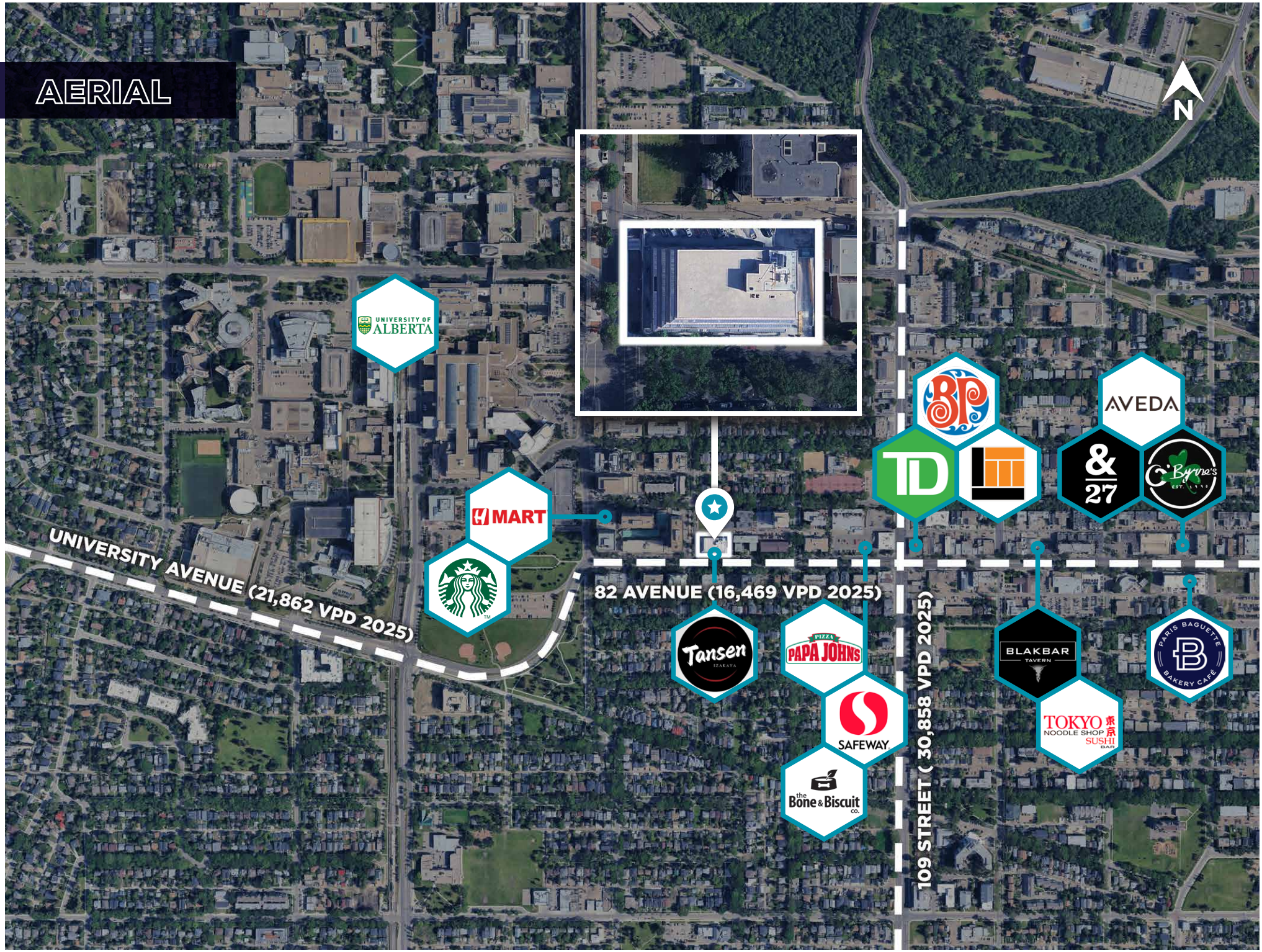
ADDITIONAL RENT
Additional Rent: $19.00 /SF (2026)

PROPERTY PHOTOS





AERIAL


N
UNIVERSITY OF ALBERTA
H MART
UNIVERSITY AVENUE (21,862 VPD 2025)
82 AVENUE (16,469 VPD 2025)
109 STREET (30,858 VPD 2025)
BP
TD
AVEDA
&27
O'Byrne's
Tansen
PAPA JOHNS
SAFEWAY
the Bone & Biscuit co.
BLAKBAR
TAVERN
TOKYO
NOODLE SHOP
SUSHI
PARIS BAGUETTE
BAKERY CAFÉ



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