



PROPERTY DETAILS

Address:	10620-116 Street
Zoning:	DC2 – Direct Control Site Specific
Legal Description:	Lot A, Block 16, Plan 1622533
Signage:	Fascia, Light Box on Building @ NW and SE corners
Parking:	28 Surface Parking Stalls (Visitor) 131 Underground Parking Stalls
Traffic Flow:	20,400 VPD on 116 Street 23,000 VPD on 107 Avenue
Availability:	Immediately

For more Information, please call:

JOHN SHAMEY

Associate

D: 780.702.8079

john.shamey@cwedmonton.com

STEFANIE ORSINI

Associate

D: 780.701.3290

stefanie.orsini@cwedmonton.com

SHANE ASBELL

Partner

D: 780.917.8346

shane.asbell@cwedmonton.com

SCOTT VREELAND

Senior Associate

D: 780.702.9477

scott.vreeland@cwedmonton.com



**CUSHMAN &
WAKEFIELD**
Edmonton

Cushman & Wakefield Edmonton
Suite 2700, TD Tower,
10088 – 102 Avenue NW
Edmonton, AB T5J 2Z1
www.cwedmonton.com

RETAIL – MAIN FLOOR
PURCHASING INFORMATION

Unit Sizes:	From 874 sq. ft. – 3,920 sq. ft.
Asking Price:	\$335/sq. ft.
Condo Fees:	\$6.00/sq. ft. (Est. 2017)
Parking :	<ul style="list-style-type: none"> - 2.67 stalls/1,000 sq. ft. underground - 1 stall/1,000 sq. ft. underground included in purchase price - Additional 1.67 stalls/1,000 sq. ft. underground @ \$35,000/stall. - * Additional 28 visitor surface parking stalls for the property
Signage:	Front façade, Box – multi-tenanted building signage

LEASING INFORMATION

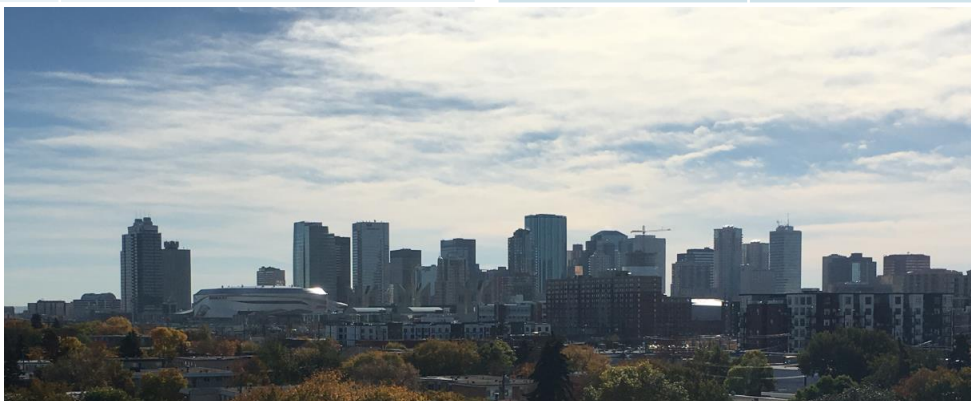
Available Sizes:	From 1,025 sq. ft. to 4,597 sq. ft.
Base Rent:	\$26.00 to \$28.00/sq. ft.
Op. Costs & Taxes:	\$10.00/sq. ft. + utilities & in-suite janitorial (Est. 2017)
Improvement Allowance:	\$15.00/sq. ft.
Signage:	Front façade
Parking:	2.67 stalls/1,000 sq. ft. underground @ \$175.00/stall/month * Additional 28 visitor surface parking stalls for the property

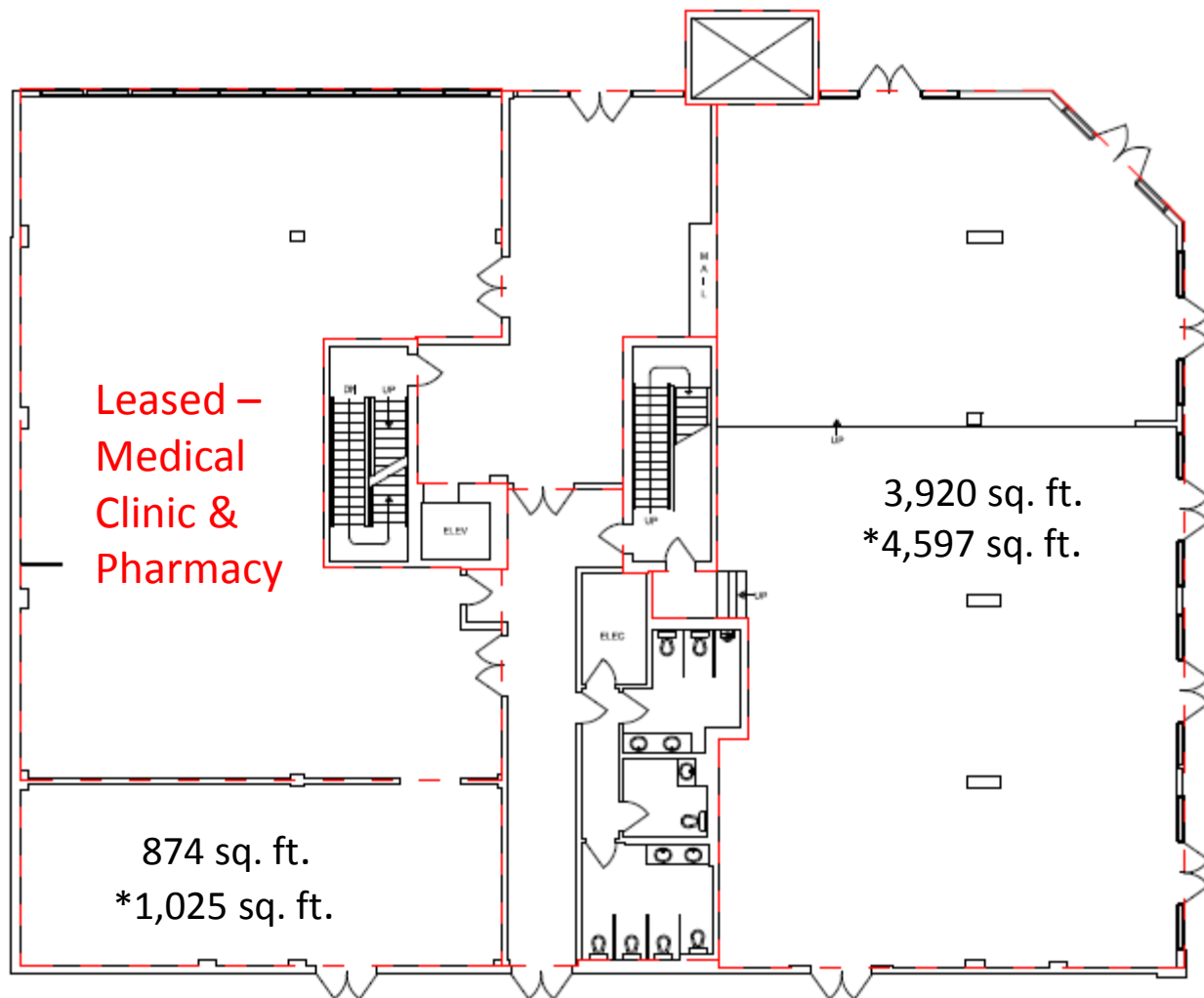
OFFICE - 2ND, 3RD & 4TH FLOORS
PURCHASING INFORMATION

Unit Sizes:	Up to 11,199 sq. ft.
Asking Price:	\$295 - \$310/sq. ft.
Condo Fees:	\$6.00/sq. ft. (Est. 2017)
Parking:	<ul style="list-style-type: none"> - 2.67 stalls/1,000 sq. ft. underground - 1 stall/1,000 sq. ft. underground included in purchase price - Additional 1.67 stalls/1,000 sq. ft. underground @ \$35,000/stall. - * Additional 28 visitor surface parking stalls for the property

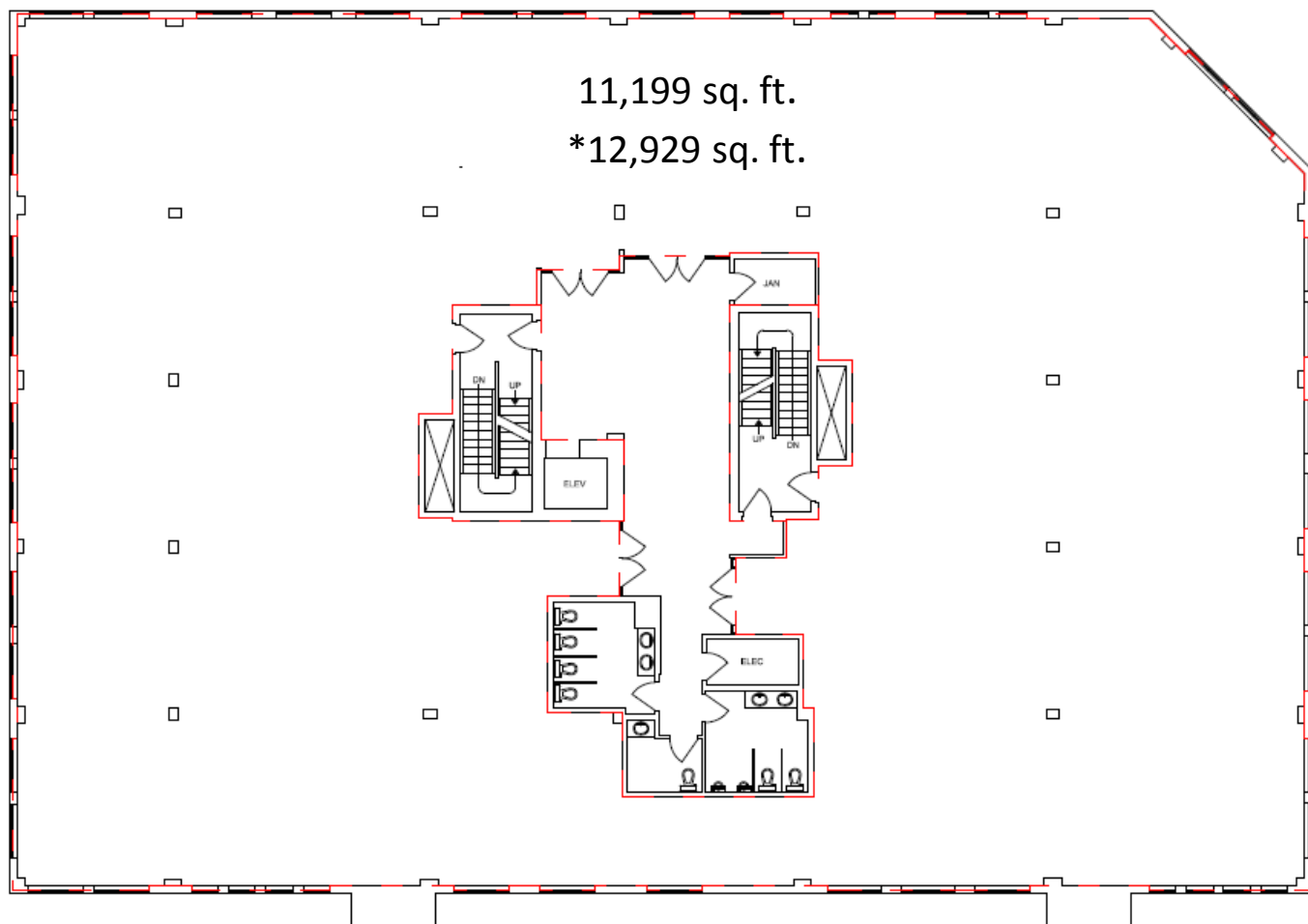
LEASING INFORMATION

Available Sizes:	Up to 12,929 sq. ft.
Base Rent:	\$20.00 to \$22.00/sq. ft.
Op. Costs & Taxes:	\$12.00/sq. ft. + in-suite janitorial (Est. 2017) *includes utilities
Improvement Allowance:	\$30.00/sq. ft.
Parking:	2.67 stalls/1,000 sq. ft. underground @ \$175.00/stall/month * Additional 28 visitor surface parking stalls for the property



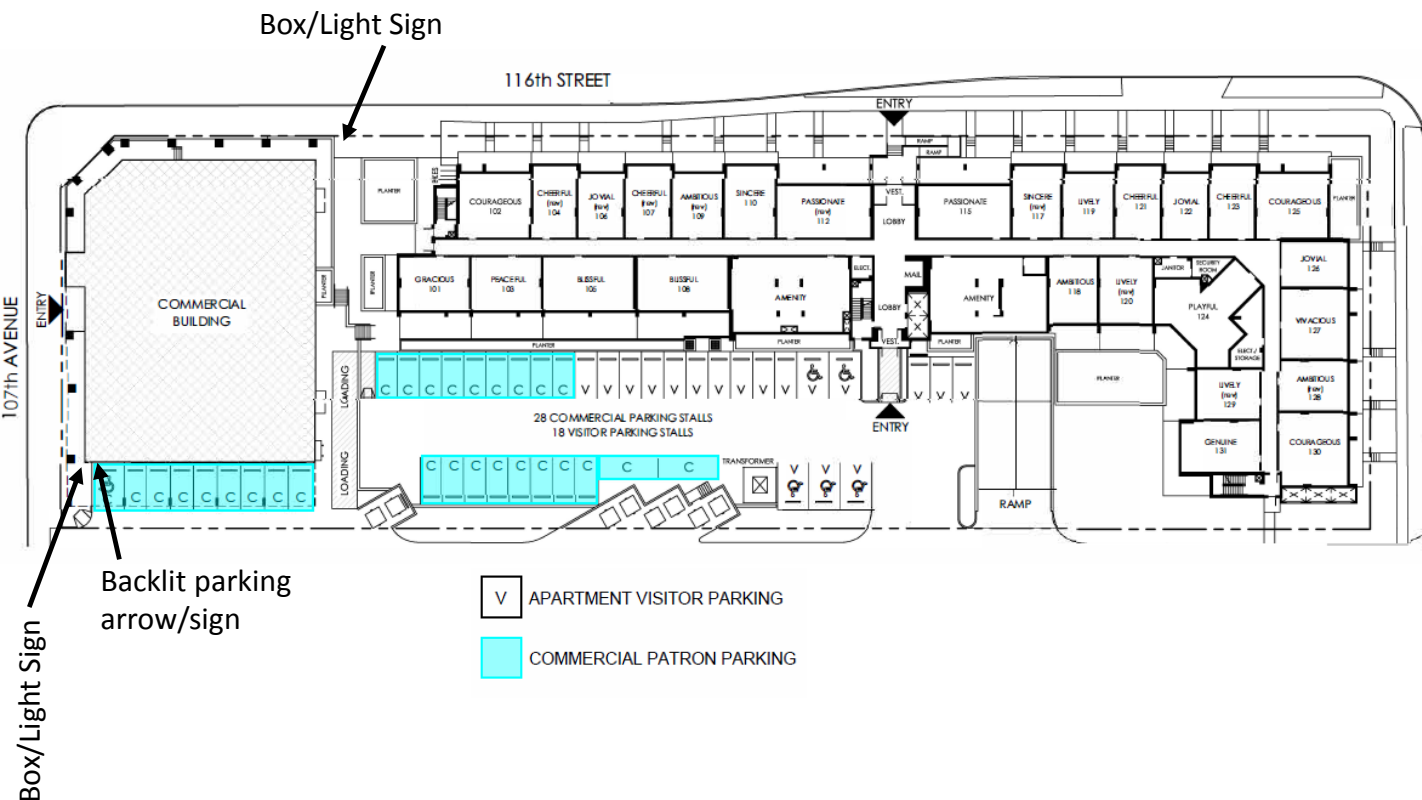
RETAIL – MAIN FLOOR PLAN

* Grossed up square footage on a lease basis.

OFFICE - 2ND, 3RD & 4TH FLOORS

*Grossed up square footage on a lease basis.

**Space can be demised



DEMOGRAPHICS



INCOME

Avg. Household Income \$79,027
Median Household Income \$51,786

\$40 - \$60K	→9,888
\$60 - \$80K	→5,710
\$80 - \$100K	→4,259
\$100 - \$125K	→3,138
\$125 - \$150K	→2,211
\$150 - \$175K	→1,672
\$175 - \$200K	→1,331
\$200 - \$250K	→1,130



POPULATION (within 3km)

2011 Population: 82,156
2015 Population Estimate: 91,321
2018 Population Projection: 94,369
% Pop. Change (2011-15): 11.2%
Average Persons Per Family: 2.4



TRAFFIC FLOW

17,900 vehicles per day travel
west of 84 street



AGE

Median Age 37.4

5 to 19 years	→3,307
20 to 24 years	→8,747
25 to 34 years	→22,887
35 to 44 years	→13,333
45 to 54 years	→11,032
55 to 64 years	→11,385
65 to 74 years	→6,636
75 to 84 years	→4,199
85 and over	→2,651

AERIAL (As of Sept. 2015)



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