

Strathcona Professional Centre

10328 81 Avenue NW, Edmonton, AB



Up to 8,594 SF of 2nd and 3rd Floor Office Space

Property Highlights

- Underground parking available
- Ample free street parking
- Located just off of Whyte Avenue, walking distance to many restaurants, pubs, and amenities
- Good public transit along Whyte Avenue & Gateway Blvd/Calgary Trail
- Newly upgraded lobby
- Developed office space



Shane Asbell Partner 780 917 8346

Scott Vreeland Senior Associate 780 702 9477

Nicholas Hrebien Associate

780 917 8345

Jacob Dykstra Associate 780 702 5825

Stefanie Orsini Senior Associate 780 701 3290

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5Y 2Z1



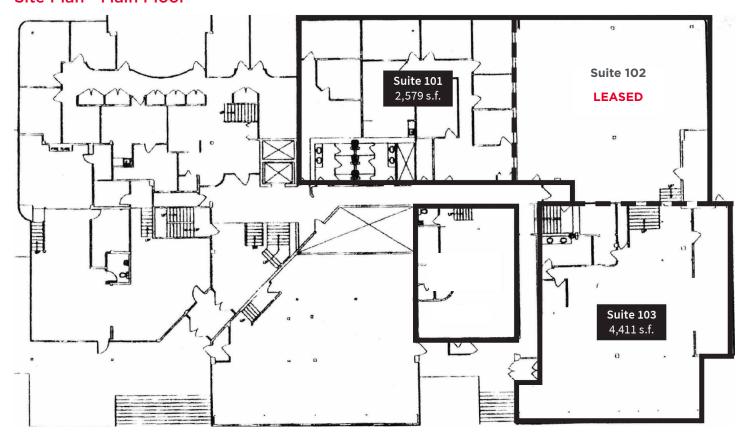
Strathcona Professional Centre

10328 81 Avenue NW, Edmonton, AB

Building Details

Name:	Strathcona Professional Centre		Operating Costs:	\$15.04 per SF (2018)
Availabilities:	Suite 101 -	2,579 SF	TI Allowance:	Negotiable
	Suite 102 - 	2,971 SF (LEASED)	Term of Lease:	Negotiable
	Suite 103 -	4,411 SF	Possession Date:	Immediately
	Suite 201 -	1,812 SF	Parking:	2 stalls per 1,000 SF
	Suite 203 -	8,594 SF		\$75/stall/month (Surface)
	Suite 308 -	1,586 SF (LEASED)		\$125/stall/month (Underground)
Lease Rate:	\$14.00 - \$16.00 per SF per annum		Signage:	Available and Negotiable

Site Plan - Main Floor



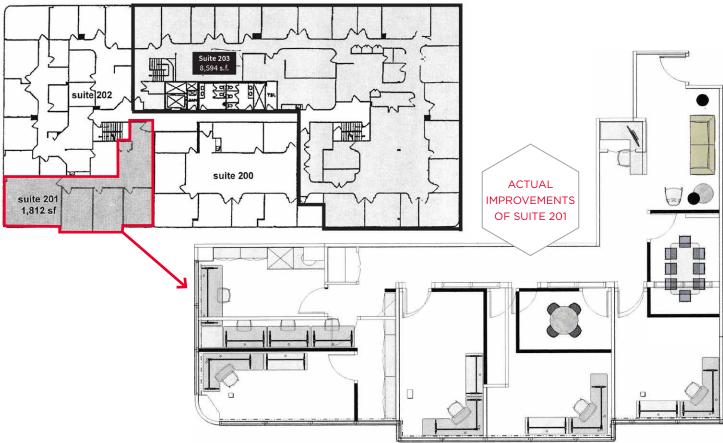
Stefanie Orsini



Strathcona Professional Centre

10328 81 Avenue NW, Edmonton, AB

Second Floor



Property Photos



Shane Asbell Partner 780 917 8346

Scott Vreeland Senior Associate 780 702 9477

Nicholas Hrebien Associate 780 917 8345

Jacob Dykstra Associate 780 702 5825 $shane. as bell@cwedm.com scott.vreeland@cwedm.com nicholas. hrebien@cwedm.com jacob. dykstra@cwedm.com stefanie.orsini@cwedm.com \\ \begin{tikzpicture}(c) www.cwedm.com incholas. hrebien@cwedm.com jacob. dykstra@cwedm.com stefanie.orsini@cwedm.com \\ \begin{tikzpicture}(c) www.cwedm.com jacob. dykstra@cwedm.com stefanie.orsini@cwedm.com \\ \begin{tikzpicture}(c) www.cwedm.com jacob. dykstra@cwedm.com stefanie.orsini@cwedm.com \\ \begin{tikzpicture}(c) www.cwedm.com jacob. dykstra@cwedm.com \\ \begin{tikzpict$

Stefanie Orsini Senior Associate 780 701 3290

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5Y 2Z1



Strathcona Professional Centre

10328 81 Avenue NW, Edmonton, AB

Property Photos









Shane Asbell Partner 780 917 8346

Scott Vreeland Senior Associate 780 702 9477

Nicholas Hrebien

Associate 780 917 8345 $shane.asbell@cwedm.com\ scott.vreeland@cwedm.com\ nicholas.hrebien@cwedm.com\ jacob.dykstra@cwedm.com\ stefanie.orsini@cwedm.com\ \textbf{www.cwedm.com}$

Jacob Dykstra Associate

780 702 5825

Stefanie Orsini Senior Associate 780 701 3290

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5Y 2Z1

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. April 17_19