

FOR LEASE

Up to 5,200 SF (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



8225 - 105 Street, Edmonton, AB

STRATHCONA HEALTH CENTRE

Property Highlights

- Medical/professional building located on 105 Street, just off of Whyte Ave
- Strong location close to the University of Alberta with easy access to Gateway Boulevard, Calgary Trail, and downtown
- Elevator service throughout the building
- Tenant mix includes doctors, surgeons, pharmacy, dentists, physical therapy, and podiatry
- The building has undergone extensive updates and renovations



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



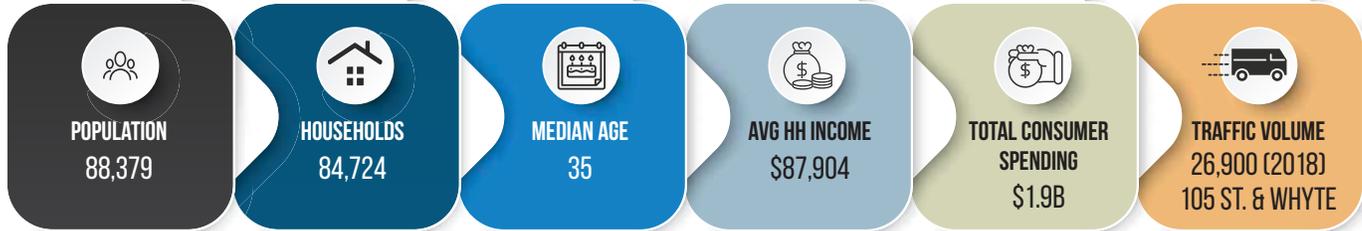
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

8225 - 105 Street, Edmonton, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Demographics within 3KM



ADDITIONAL INFORMATION

- **Ideal uses include:** hearing clinics, pediatricians, internal medicine, various medical specialists, educational consultants, and learning centers

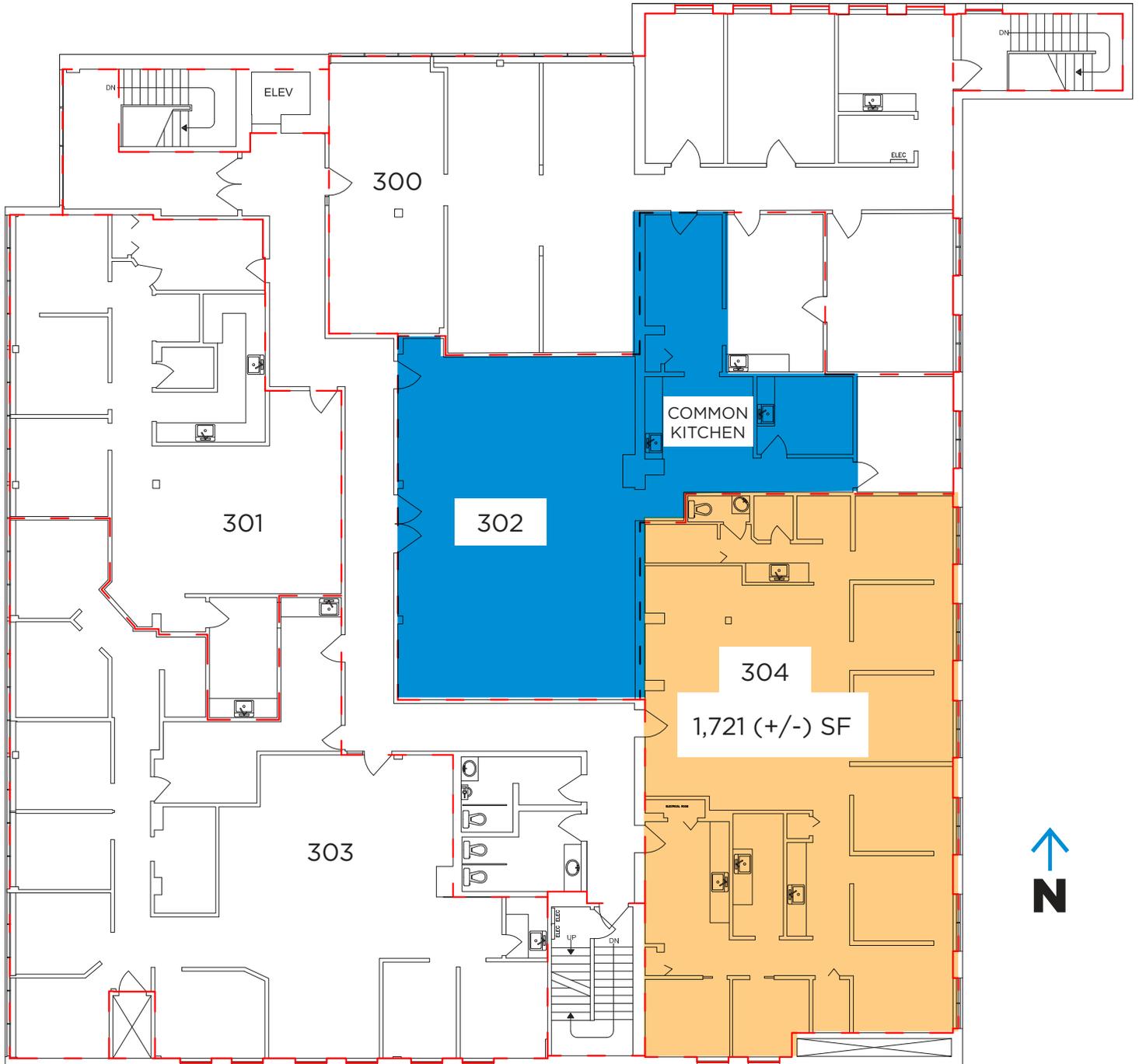


FOR LEASE

8225 - 105 Street, Edmonton, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Current 3rd Floor Plan



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

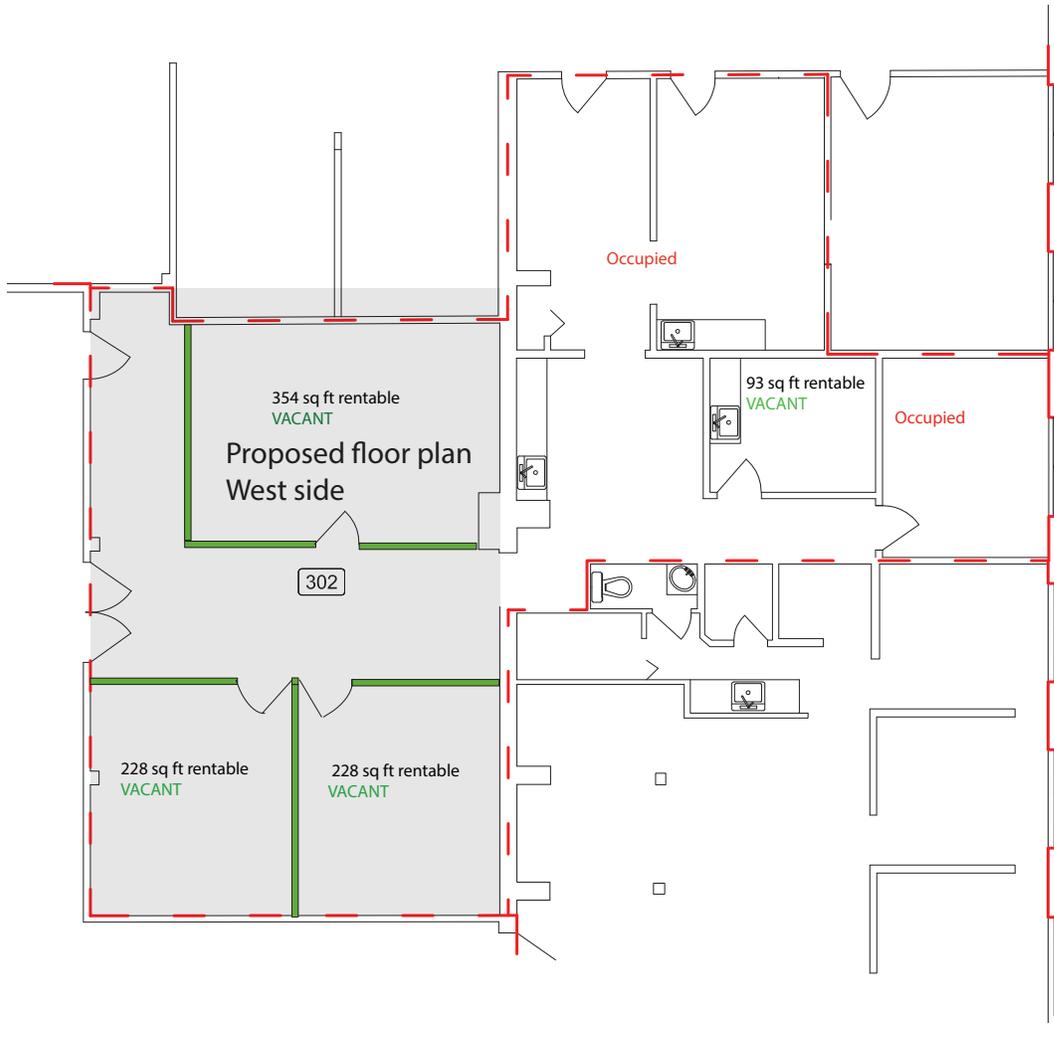
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

8225 - 105 Street, Edmonton, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Suite 302 Floor Plan



773 SF Rentable area East side total
 $340+133+93=566$ SF office space
 $473/566=83.6\%$
area= 646 SF total rentable area
1217 SF rentable west side
 $354+228+228=810$ SF

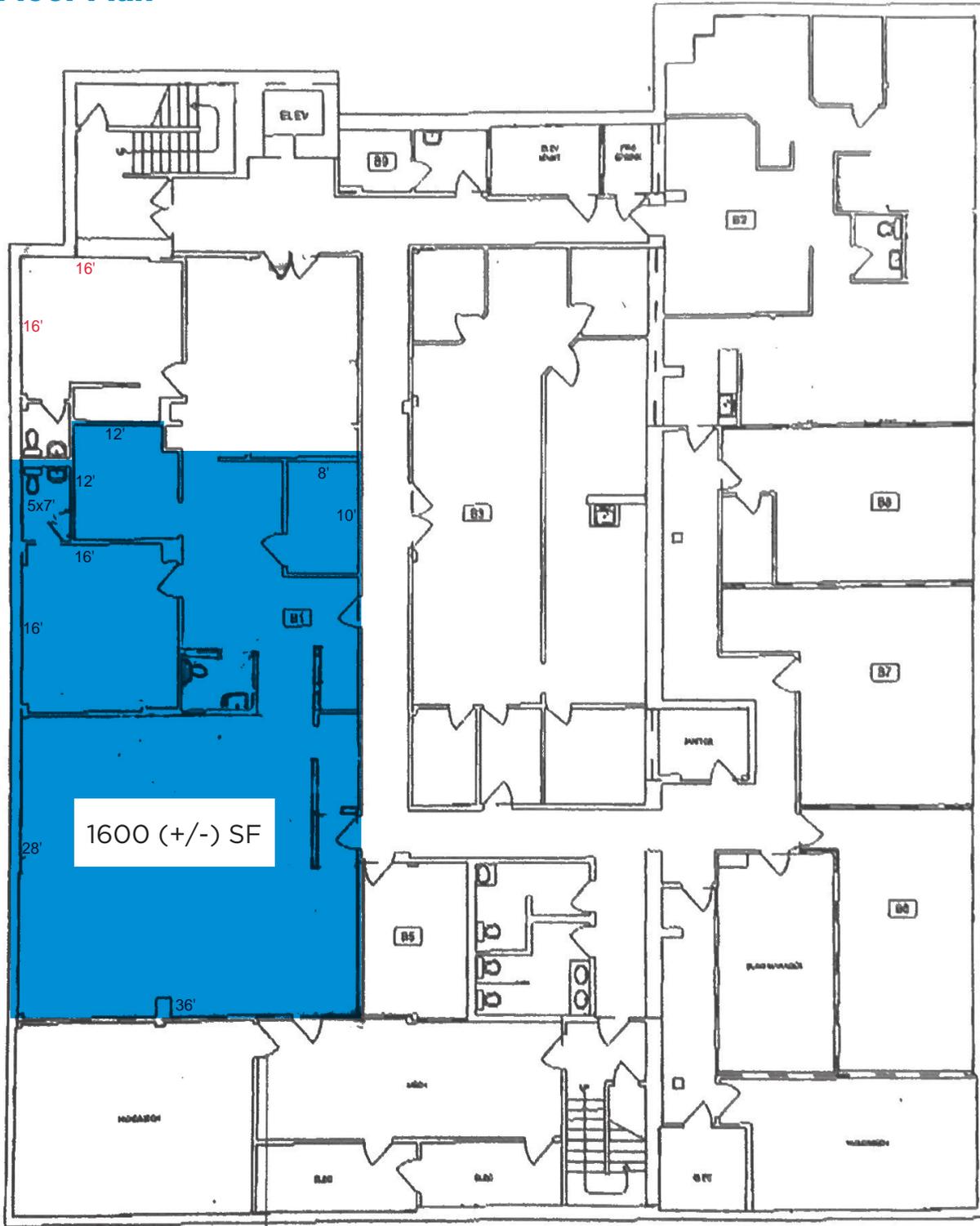


FOR LEASE

8225 - 105 Street, Edmonton, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

B1 Floor Plan



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy 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 specific listing condition, imposed by our principals.

FOR LEASE

8225 - 105 Street, Edmonton, AB

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 8225 - 105 Street, Edmonton, AB

Size: Total Space Available: 5,200 SF (+/-)

Unit B1: 1,600 SF (+/-) Can be demised

Unit 212: 531 SF (+/-)

Unit 302: Individual offices as small as 100 SF (+/-)
(With a shared kitchen facility)

Unit 304: 1,721 SF (+/-)

Zoning: CB2 (General Business Zone)

Parking: Ample paid and street parking

Possession: Immediate

Contact

Chuck Clubine

Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean

Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

Vada Giguere

Unlicensed Assistant
Direct: 780.784.6556
vada@lizotterealestate.com

\$\$\$

Lease Rate: \$13.00/SF

OP Costs: \$13.35/SF 2022 (Utilities included)

