

FOR LEASE PARK PLAZA

#100, #101, #104, 10611 - 98 AVENUE | EDMONTON, ALBERTA



Welcome to Park Plaza, where opportunity meets prime location. Whether you're looking to establish your retail venture, professional office, healthcare practice, or dining hotspot, Park Plaza has it all.

Situated in the heart of the city, Park Plaza enjoys a bustling environment adjacent to the Legislative grounds and is anchored by government tenancy. The strategic placement in a mixed commercial and residential high-rise building guarantees high foot traffic, making it the perfect launchpad for new businesses.

Choose from a range of versatile spaces to suit your needs. There are main floor retail and office spaces with an exclusive opportunity for outdoor patio space.

Park Plaza stands tall as a 16-story building, with 10 floors dedicated to office spaces and an additional 6 floors for residential units. Our amenities include an indoor gym, racquetball courts, a jacuzzi, and changing rooms. Park Plaza also provides 24-hour security to ensure peace of mind. Common area washrooms in the lobby are conveniently located for all visitors.

With an immediate proximity to ETS transit and the Central LRT Station your clients and employees will find it incredibly convenient to access your space, ensuring your business remains at the forefront of convenience.

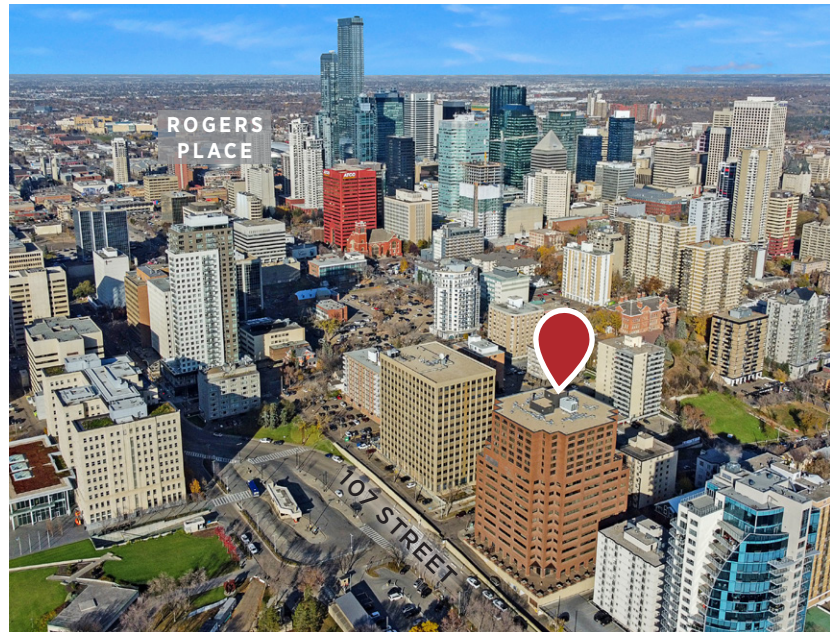
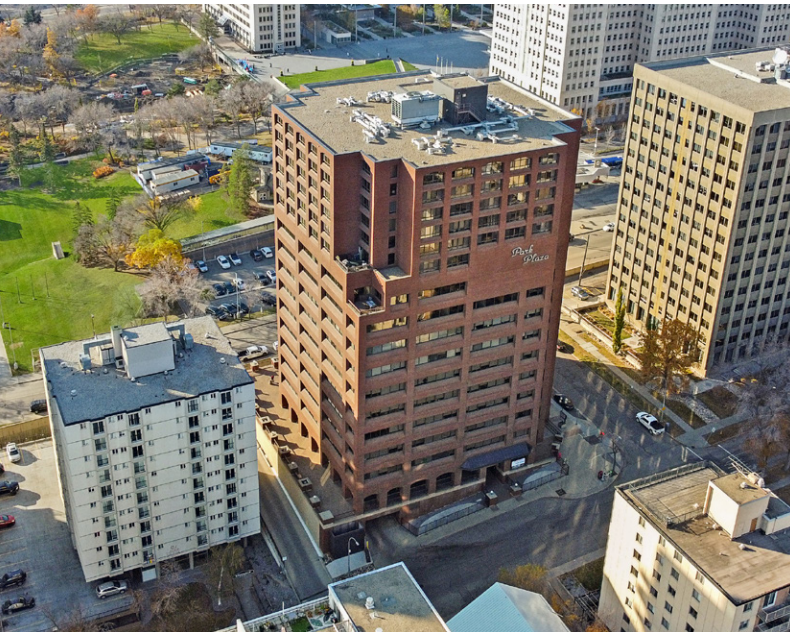
Join the thriving community at Park Plaza and make your mark in the heart of the city.

Jewell Hansen, VP
Healthcare, Office/Retail Sales & Leasing
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www.crealberta.ca

FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA



PROPERTY DETAILS

MUNICIPAL

#100, #101, #104, 10611 - 98 Avenue | Edmonton, AB

LEGAL

Plan NB Block 6 Lots 97,98,99

SPACE TYPE

Retail/Restaurant/Healthcare/Office

BUILDING SIZE

± 198,716 SF

PARKING

1 underground parking stall per ± 1,500 SF (additional charge). Street parking & additional parking options in the area

YEAR BUILT

1994

ZONING

DC2 - Site Specific Development Control

UNIT SIZES

UNIT 100 | ± 1,806 SF
UNIT 101 | ± 1,271 SF
UNIT 104 | ± 5,996 SF

LEASE DETAILS

BASE RENT

Retail \$12 - \$14 PSF Office \$8 - \$10 PSF

ADDITIONAL RENT

\$14.64 PSF

Additional rent includes the 2023 estimate of the proportionate share of operating costs, property taxes, building insurance, management fees and utilities (power, water, gas)

LEASE TERM

5 to 10 years

POSSESSION

Immediate/Negotiable



PARK PLAZA HAS FOOT TRAFFIC OF OVER 700 PEOPLE PER DAY

IDEAL TENANTS



Medical or Healthcare



Fast Food or Restaurant



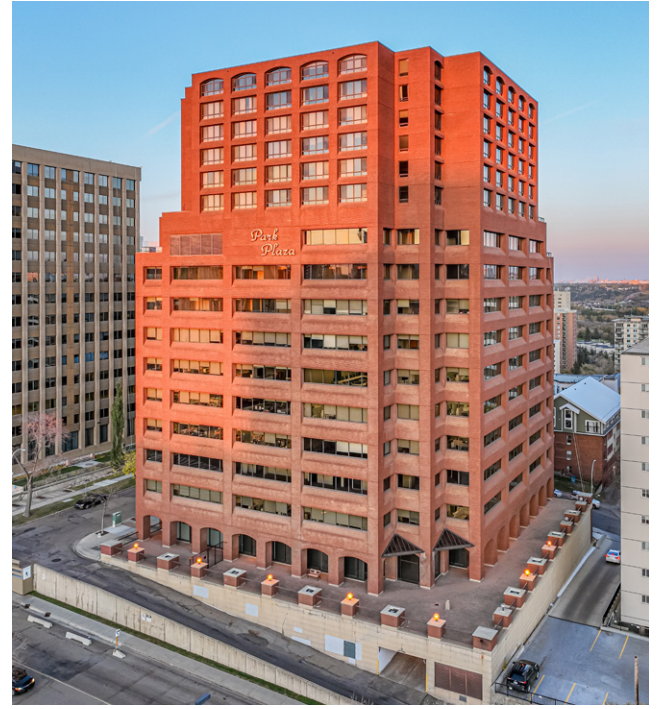
Professional Services



Educational Services

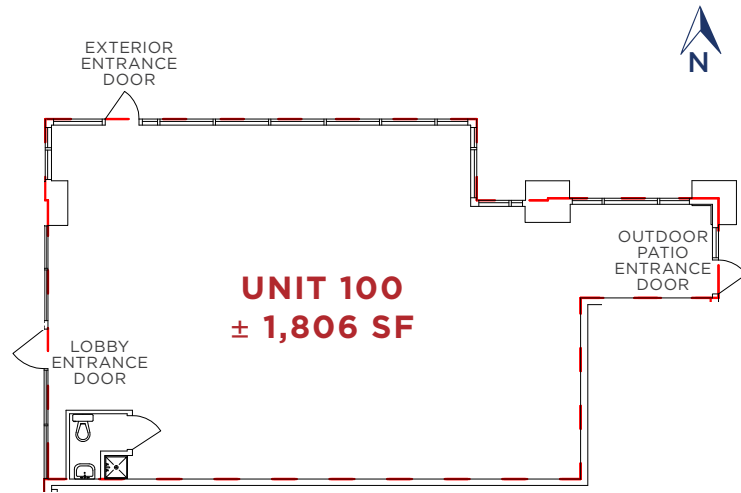


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FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA

UNIT 100 | 1,806 SF | AVAILABLE IMMEDIATELY



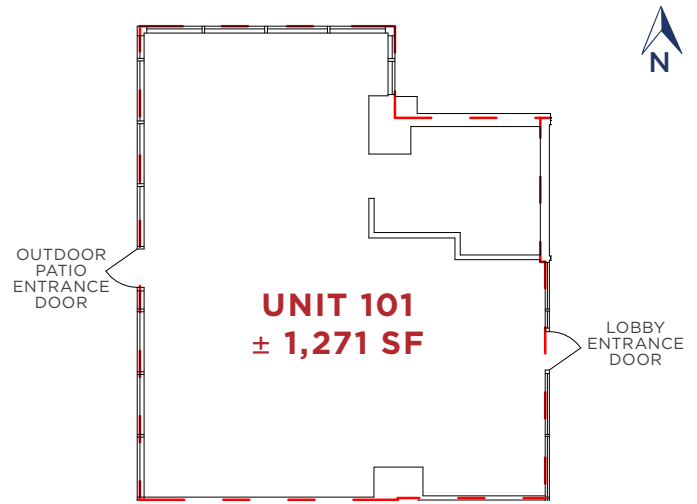
UNIT FEATURES

- Former coffee shop. Endcap unit with ample windows and natural light, open area and in-suite washroom.
- Exterior patio and lobby entrance.
- Fascia signage available. Ideal for coffee shop, bistros, quick service restaurants.



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UNIT 101 | 1,271 SF | AVAILABLE IMMEDIATELY



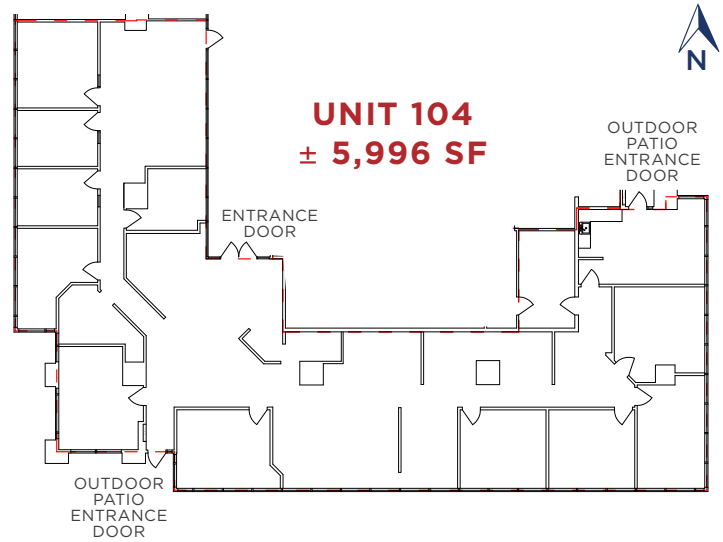
UNIT FEATURES

- Open area concept with kitchen area. Exclusive outdoor patio area.
- Large windows facing legislative grounds.



FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA

UNIT 104 | 5,996 SF | AVAILABLE IMMEDIATELY

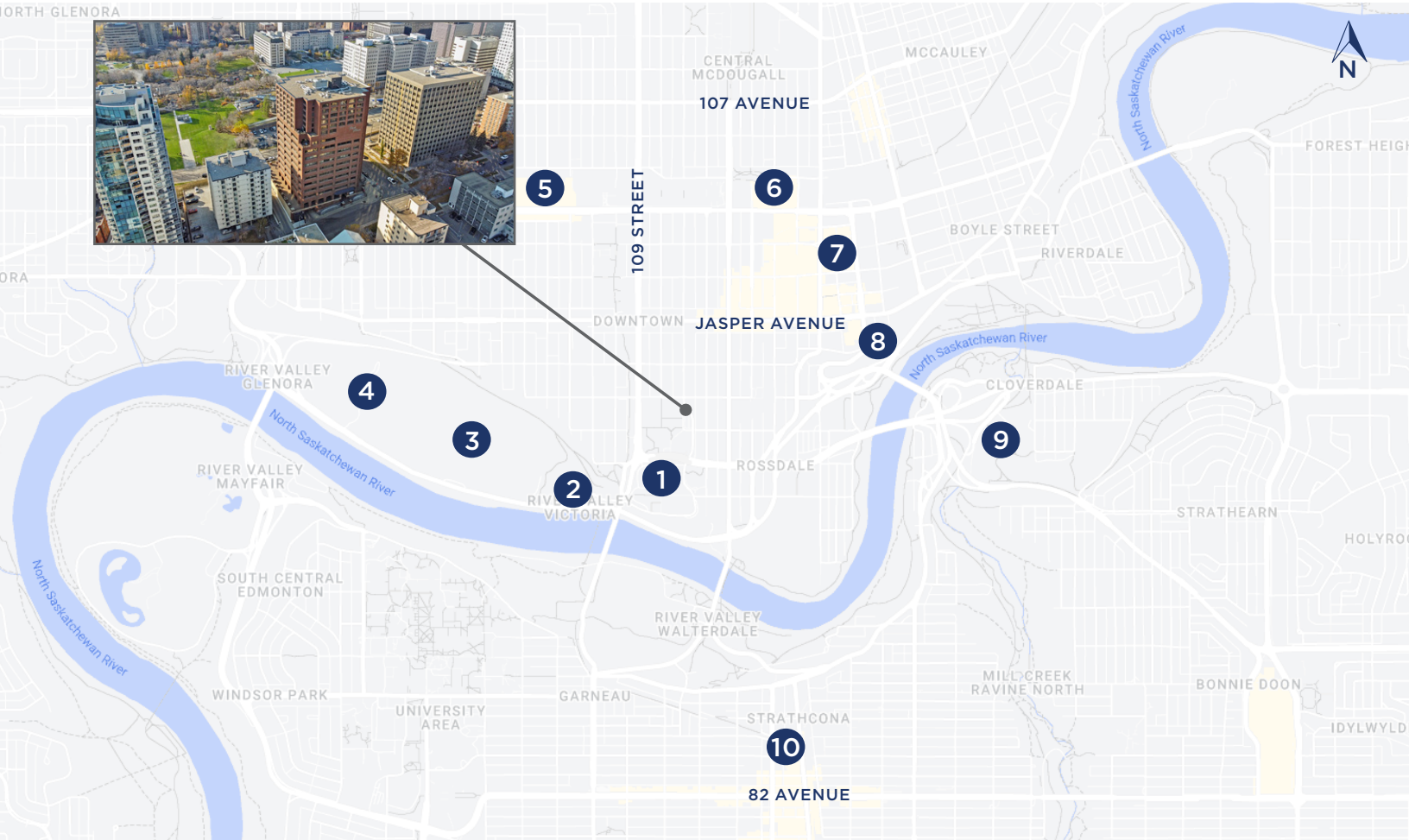


UNIT FEATURES

- Turn key office space. Reception area, waiting room, office spaces with large windows, open area.
- Exclusive wrap around outdoor patio space.



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NEIGHBOURHOOD POPULATION
(5 KM | 2023) **105,212**



5-YEAR GROWTH FORECAST
(5 KM | 2023) **3.0%**



AVERAGE HOUSEHOLD INCOME
(5 KM | 2023) **\$94,509**



TRAFFIC COUNTS
98 AVENUE & 106 STREET NW (2018) **4,300**
97 AVENUE & 105 STREET NW (2018) **33,100**



DRIVE TIMES

Downtown	2 Minutes
Groat Road	6 Minutes
Whitemud Drive	20 Minutes
Anthony Henday Drive	25 Minutes
Edmonton Int'l Airport	40 Minutes

NEARBY AMENITIES & ATTRACTIONS

- | | |
|----------------------------|--------------------------|
| 1. Alberta Legislature | 6. Rogers Place |
| 2. Royal Glenora Club | 7. Edmonton City Centre |
| 3. Victoria Park | 8. Fairmont Macdonald |
| 4. Victoria Golf Club | 9. Muttart Conservatory |
| 5. Oliver/Brewery District | 10. Old Strathcona/Whyte |

CONTACT

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.