



2303 - 111 Street NW, Edmonton

# Office/medical space for lease at **Century Park**

Century Park is a high-profile professional, shopping, residential and transit centre situated on the prominent intersection at 23 Avenue and 111 Street, with high exposure signage opportunities and an abundance of surrounding amenities.

Accelerating success.



Lots of retail amenities on site and surrounding



Join an established medical community



Adjacent to LRT and transit centre



Prominent signage for tenants

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# Century Park

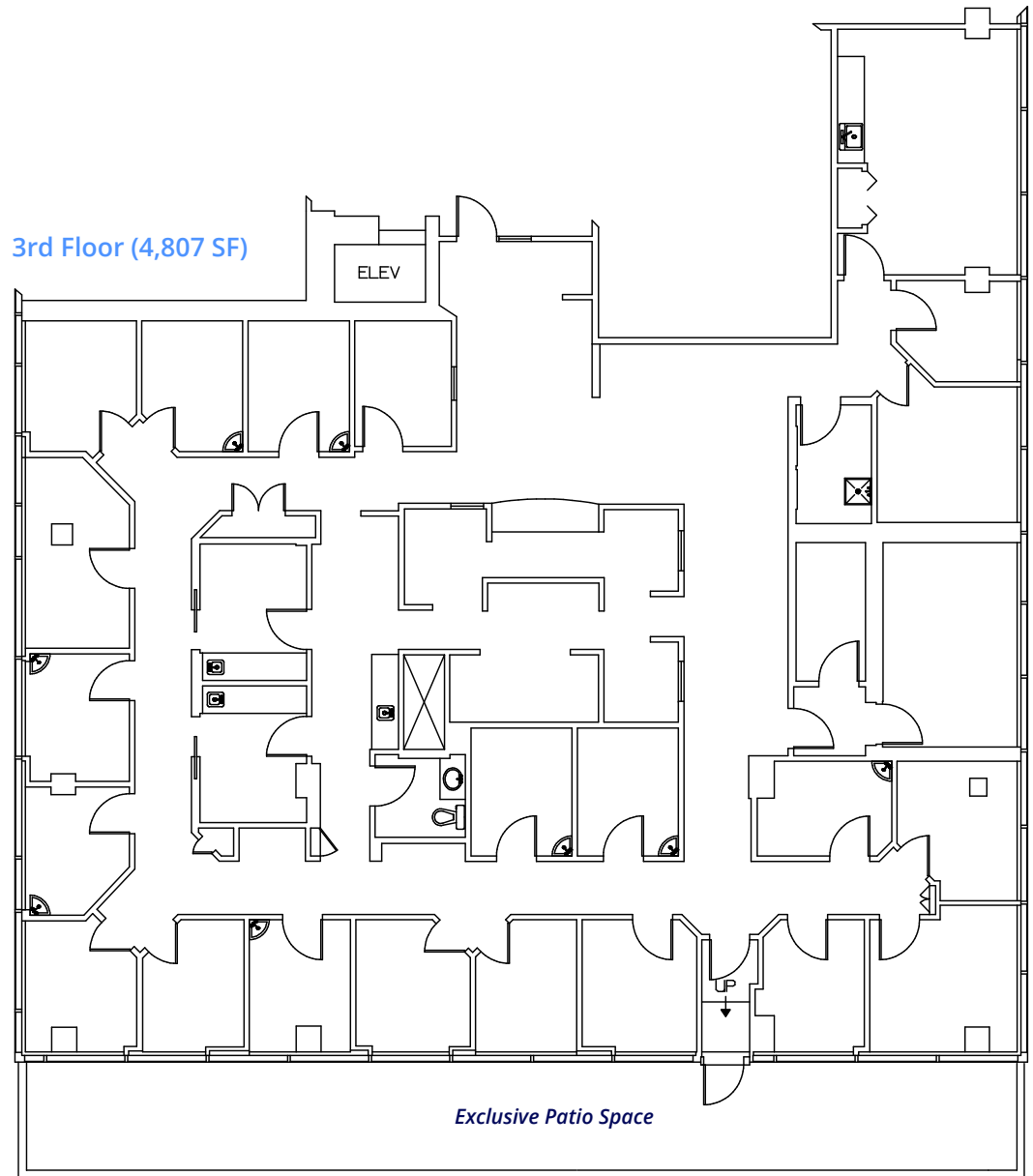
## Professional Centre

Century Park is a high-density urban campus, fully integrated with public transit. The high-profile, mixed-use development comprises over 4,000 residential dwellings, a hotel and conference facility, a pedestrian-friendly retail promenade, and over 4,000 parking spaces.

Fully developed medical clinic space is available for lease starting October 1, 2025.

Address	2303 - 111 Street NW
Rentable Area	3rd Floor: 4,807 SF
Net Rent	Starting at \$22.00 / SF
Operating Costs	\$25.60 / SF (2025)
TI Allowance	Negotiable
Parking	Ample underground and surface stalls
Signage	Prominent pylon signage opportunity
Zoning	DC2

3rd Floor (4,807 SF)



Various retail amenities on-site



Tenant-exclusive patio space



# Location Features



Developed  
medical/office  
space available



Directly adjacent  
to Century Park  
Transit Centre



Prominent  
pylon signage  
opportunities



High exposure  
to over 58,000  
vehicles per day



Close proximity to  
an abundance of  
various amenities



Ample surface  
and underground  
parking



Approx. 4,000  
residential  
dwellings on-site







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