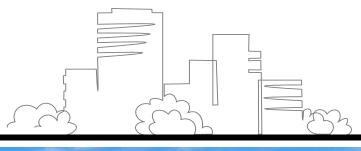
FOR LEASE PARK PLAZA

#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 780 919 7672 jewell@hcrgroup.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 \pm 1,500 SF (additional charge). Street parking & additional parking options in the area

YEAR BUILT

1994

ZONING

DC2 - Site Specific Development Control

1994

IDEAL TENANTS



Medical or Healthcare



Fast Food or Restaurant



Professional Services



Educational Services



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 2024 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



FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA







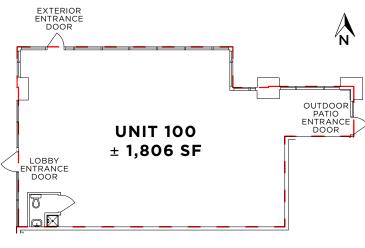






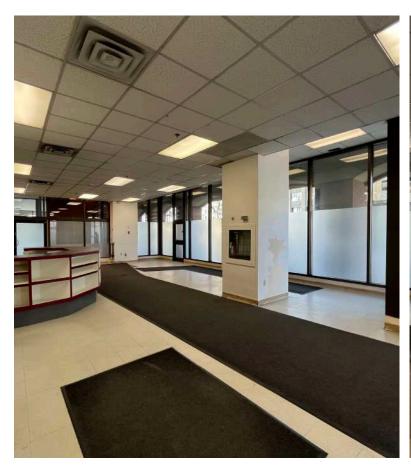
UNIT 100 | 1,806 SF | AVAILABLE IMMEDIATELY

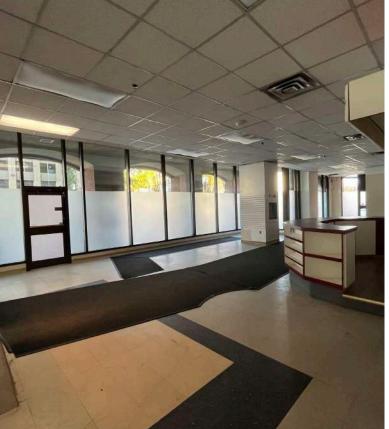




UNIT FEATURES

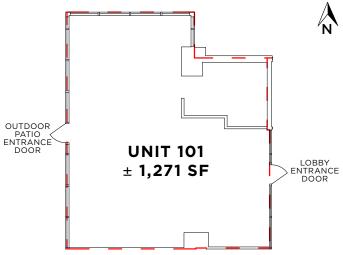
- Former convenience store. Endcap unit with ample windows and natural light, open area and in-suite washroom.
- Exterior patio and lobby entrance.
- Fascia signage available. Ideal for convenience store, coffee shop, bistros, quick service restaurants.





UNIT 101 | 1,271 SF | AVAILABLE IMMEDIATELY





UNIT FEATURES

- Open area concept with a food preparation area. Exclusive outdoor patio area.
- Large windows facing legislative grounds.









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.



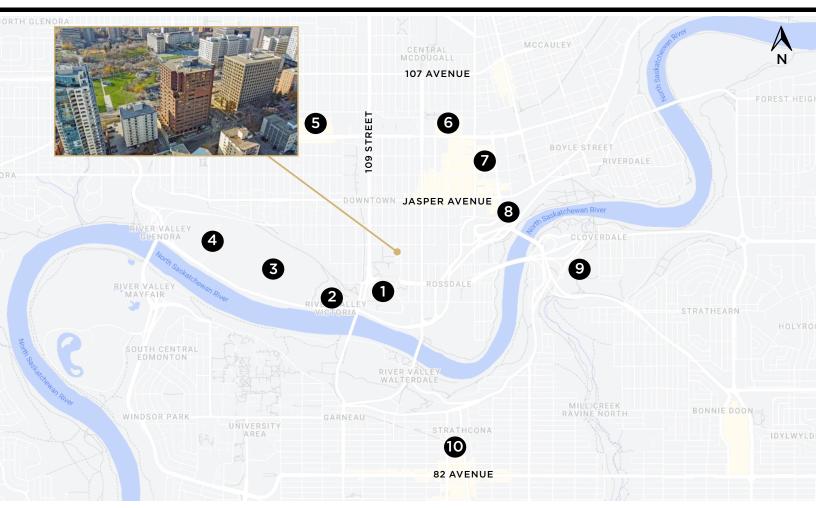








FOR LEASE | RETAIL & OFFICE SPACE IN PARK PLAZA



NEIGHBOURHOOD POPULATION (5 KM | 2024)

213,156

5-YEAR GROWTH 2.70% **FORECAST** (5 KM | 2024)

AVERAGE HOUSEHOLD **INCOME** (5 KM | 2024)

\$94,509

TRAFFIC COUNTS 4,300 98 AVENUE & 106 STREET NW (2018)

97 AVENUE & 105 STREET NW 33,100 (2018)

DRIVE TIMES Downtown

Groat Road Whitemud Drive Anthony Henday Drive Edmonton Int'l Airport

6 Minutes 20 Minutes 25 Minutes 40 Minutes

2 Minutes

NEARBY AMENITIES & ATTRACTIONS

1. Alberta Legislature

2. Royal Glenora Club

3. Victoria Park

4. Victoria Golf Club

5. Oliver/Brewery District

6. Rogers Place

7. Edmonton City Centre

8. Fairmont Macdonald

9. Muttart Conservatory

10. Old Strathcona/Whyte

CONTACT

JEWELL HANSEN, VP Healthcare, Office/Retail Sales & Leasing 780 919 7672 jewell@hcrgroup.ca





Ritchie Mill | #302, 10171 Saskatchewan Drive Edmonton, AB T6E 4R5 | 780 757 1010

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.