



LEASE RATES STARTING AT

**\$5.00**

PER SQUARE FOOT



Move-in  
ready suites



Various size  
options



Exceptional  
underground  
parking ratio



Walking  
distance to  
amenities

For Lease | 10050 - 112 Street, Edmonton | AB

# Office Space for Lease at **Compass Place**

Compass Place offers numerous size options, move-in ready suites, on-site property management, and a common boardroom for tenant use.

Well located in the Government District just south of Jasper Avenue, Compass Place is adjacent to a variety of shops, services and popular restaurants, including Cactus Club Cafe, and is in immediate proximity to the running and biking trails in the Edmonton River Valley.

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# Property Overview

Net Rent:	<b>Suite specific pricing starting at \$5.00 per SF*</b> <small>*Year 1 promotial rate only</small>
Operating Costs:	\$15.62 per SF (2023)
Parking Rates:	2.5 stalls per 1,000 SF \$240/stall/month reserved UG \$200/stall/month unreserved UG
TI Allowance:	Negotiable
Tenant Incentive:	Suite specific pricing – see floor plans for new rental rates!

Available Space			
Suite 105	287 SF	Suite 500	5,580 SF
Suite 106	1,299 SF	Suite 608	2,501 SF
Suite 204	1,033 SF	Suite 800	4,252 SF
Suite 400*	9,032 SF	Suite 804	735 SF
<i>*4th Floor Full Floor Opportunity</i>		Suite 900	1,686 SF
<i>Up to 23,644 SF of contiguous space can be made available along with top of building signage</i>			

## Key Highlights



Main floor lobby upgrades coming soon!



Adjacent to numerous amenities



Common boardroom for tenants



Experienced ownership by Canderel



On-site property management




Underground parking available




BOMA BEST Level 1 certification

## Demographics




Current population

**221,002**




Projected population (2025)

**248,927**



Average household income

**\$97,081**



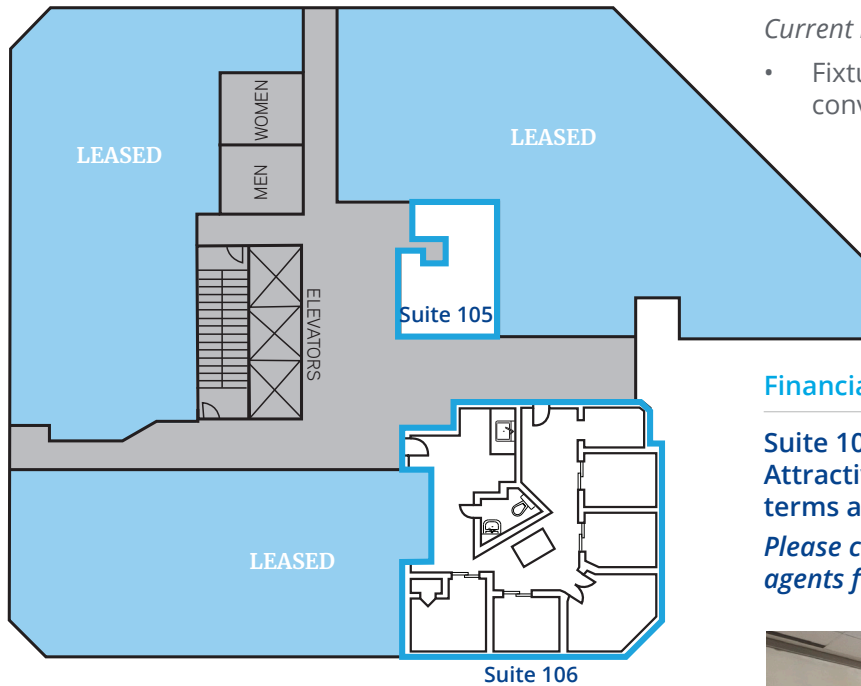
Projected average household income (2025)

**\$107,803**

*Demographic information is based upon a 5-km radius*



# Floor Plans



## Main Floor

### Suite 105: 287 SF

#### Current buildout

- Fixtured former convenience store

### Suite 106: 1,299 SF

#### Current buildout

- High end finishes
- Multiple offices
- Boardroom
- Reception
- Kitchen
- Open work space

## Financial Terms

### Suite 105

Attractive financial terms available

*Please contact listing agents for details.*

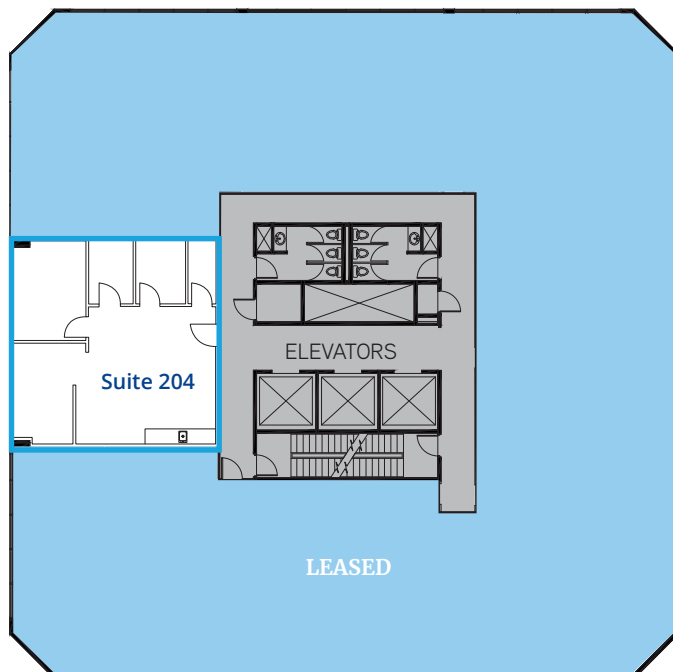
### Suite 106

Years 1: \$5.00 / SF

Years 2-3: \$14.00 / SF

Year 4: \$15.00 / SF

Year 5: \$16.00 / SF



## 2nd Floor

### Suite 204: 1,033 SF

#### Current buildout

- 2 call rooms
- 1 large office
- Workstation area
- Large kitchen space

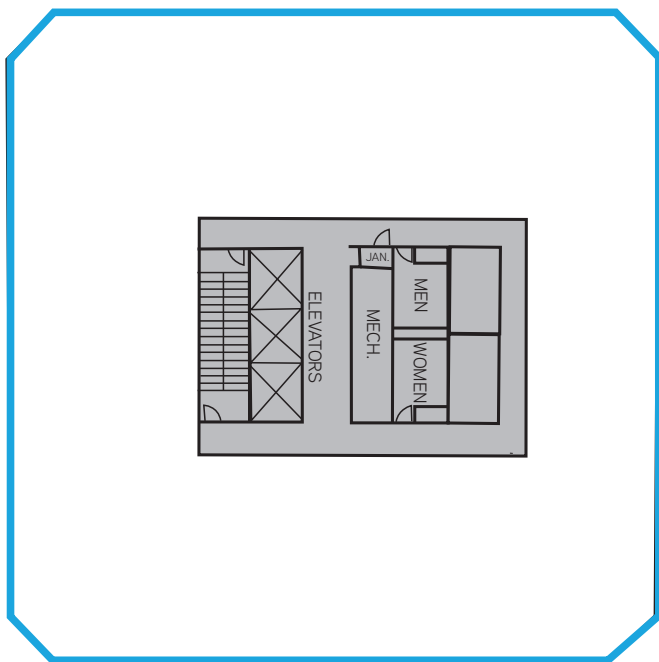
## Financial Terms

### Suite 204

Year 1: \$5.00 / SF

Years 2-5: \$14.00 / SF

# Floor Plans



## 4th Floor

### Suite 400: 6,215 – 9,032 SF (*Demisable*)

Available 2023

- 6,215 square feet of developed office buildout in place
- Rare full floor opportunity available for tenant design and development

## Financial Terms

### Suite 400

Year 1: \$5.00 / SF

Years 2-5: \$14.00 - \$16.00 / SF



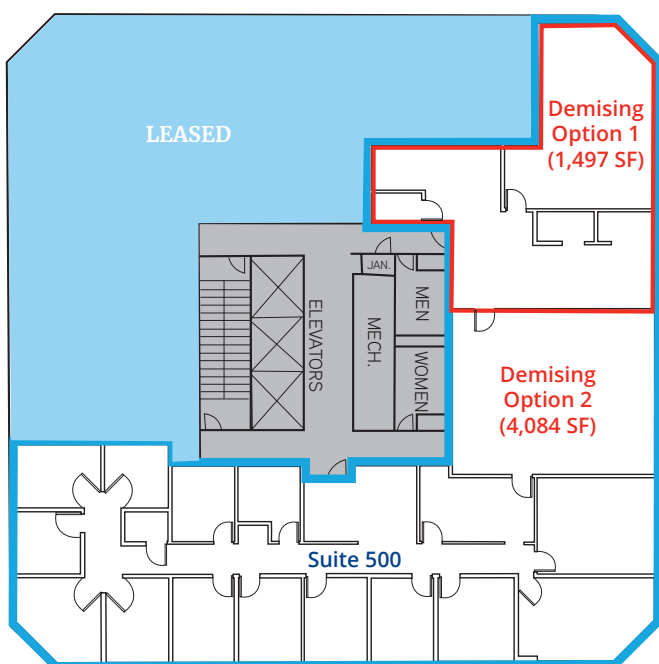
## 5th Floor

### Suite 500: 5,580 SF (*Demisable*)

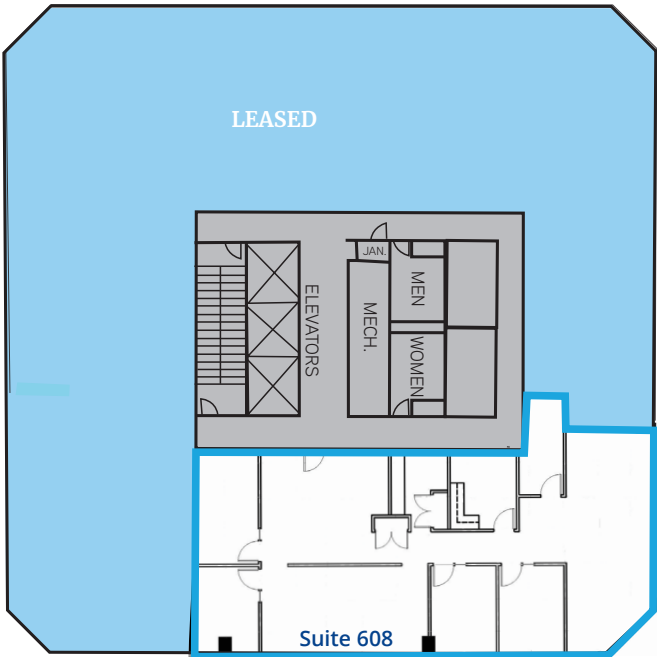
- 12 offices
- 2 meeting rooms
- Reception
- Common areas
- Large classroom space

## Financial Terms

Years 1-5: \$5.00 / SF on an “as-is” basis



# Floor Plans



## 6th Floor

**Suite 608: 2,501 SF** Available on 60 days notice

- 4 offices
- Common areas
- Kitchen

## Financial Terms

**Year 1: \$5.00 / SF**  
**Years 2-5: \$14.00 - \$16.00 / SF**



8th Floor Office Space

## 8th Floor

**Suite 800: 4,252 SF**

(Demisable)

- Multiple offices
- Boardroom
- Reception
- Kitchen
- Open work space

**Suite 804: 735 SF**

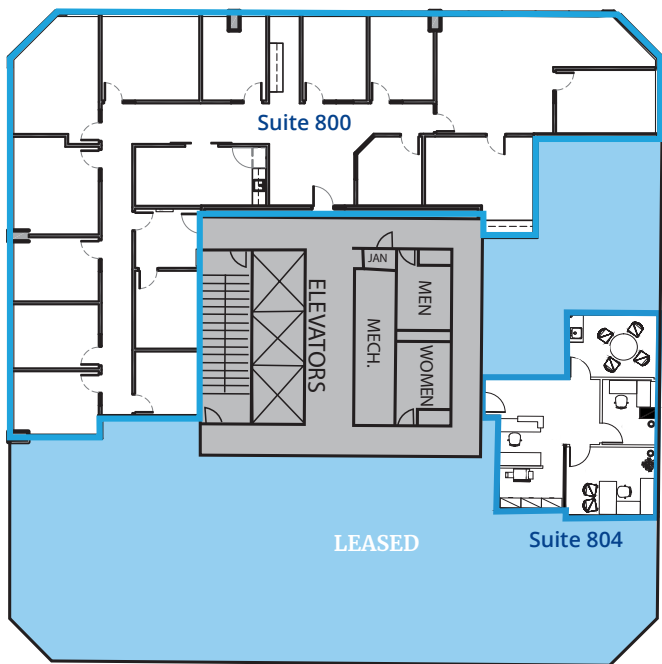
Available May 1, 2024

- 2 offices
- Meeting room with kitchenette
- Reception
- Former psychology office

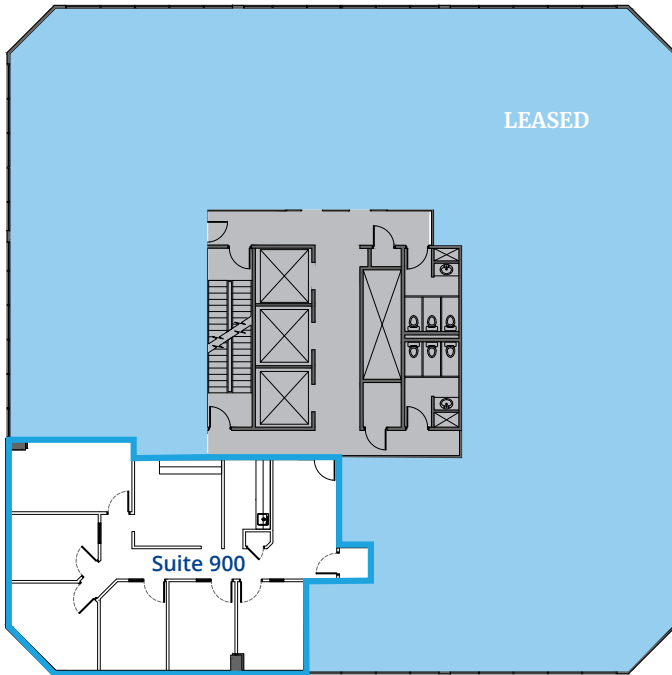
## Financial Terms

**Suite 800**  
**Years 1-5: \$5.00 / SF**  
on an "as-is" basis

**Suite 804**  
**Year 1: \$5.00 / SF**  
**Years 2-5: \$14.00 - \$16.00 / SF**



# Floor Plans



## 9th Floor

### Suite 900: 1,686 SF

#### Current buildout

- 5 offices
- Boardroom
- File room
- Reception
- Kitchen

## Financial Terms

### Suite 900

Year 1: \$5.00 / SF

Years 2-5: \$14.00 - \$16.00 / SF



# Surrounding Amenities







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