AVISON YOUNG

For Lease
Campus Tower
8625 - 112 Street
Edmonton

Extensive Upgrades Underway

- Extensive Common Area Improvements Underway
- Abundance of covered parking
- Located in direct proximity to the University of Alberta and University of Alberta Hospital
- New windows
- Within one block of LRT access
- Professional property management in place
- Surrounded by amenities
- Building signage opportunity

Get more information

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Steps away...

Physical Activity and Wellness Centre

Property Highlights

Located at the epicenter of the University of Alberta campus and University of Alberta Hospital, this rare office space opportunity is surrounded by amenities for staff and visitors alike. Countless restaurants (QSR and dining), coffee shops, cafes, lounges, fitness facilities and convenience shopping are all literally within steps.

Access to downtown and all parts of the City is quick and easy with this south central location.

The building has recently undergone a full exterior renovation, offering new windows to maximize natural light and spectacular campus views.

Long term, stable, professional ownership and property management for dependable tenant services.

Superb parking quantity for staff within the connected, above ground, covered parkade

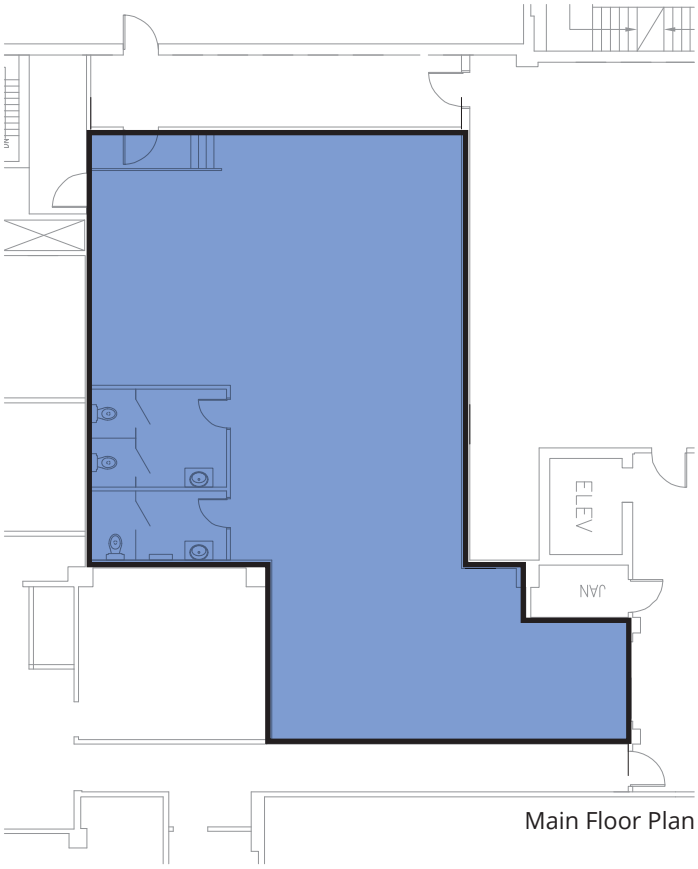
Walking distance to 2 LRT stops and the University Transit Centre for high volume ETS bus access.

85
walkscore

Walkers Paradise
Restaurants, coffee and fitness centre all within immediate area.

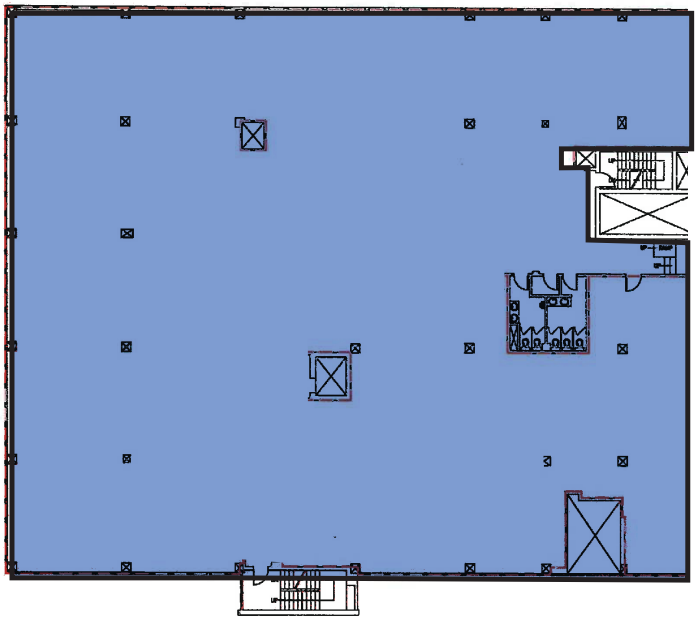
Offering Summary

Area Available	Main floor - 1,616 sf 2nd floor - Up to 16,500 sf Suite 307 - 2,207 sf Suite 308: 4,141 sf Suite 312: 852 sf
Base Rent (psf)	Negotiable
Additional Rent (psf)	$16.25
Parking	Approximately 3 above grade covered stalls per 1,000 sf at $135.00 per stall, per month
T.I. Allowance	Negotiable

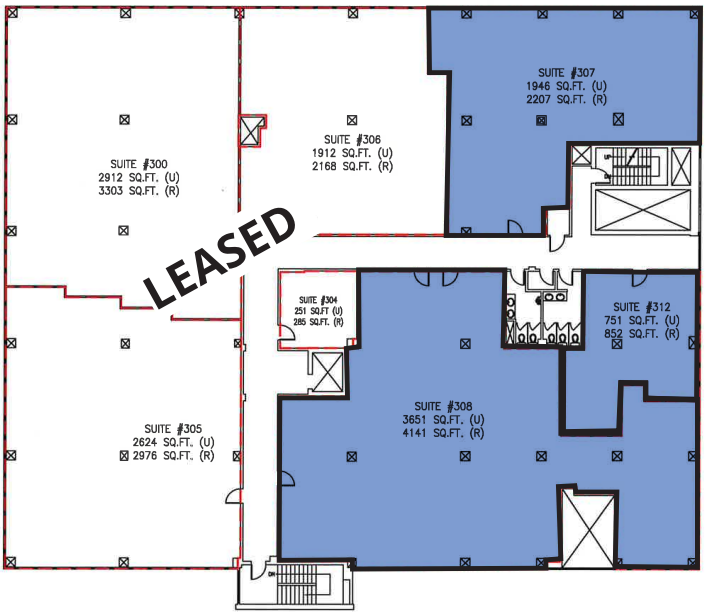


Main Floor Plan

2nd Floor Plan - Flexible demising options available



3rd Floor Plan



Drive Times

Whyte Avenue	3 mins
Downtown Edmonton	8 mins
West Edmonton Mall	15 mins
South Common	16 mins

Within HUB Mall

BMO
Royal Bank
CIBC
Scotia Bank
TD Bank
A&W
Academy Pizza
EDO Japan
La Pasta Trattoria
New York Fries
Subway

Within SUB

barBurrito
Edo Japan
Hula Poke
Marco's Famous
Donair
Opa! of Greece
Subway

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