



+ RETAIL & OFFICE SPACE FOR LEASE

ALLENDALE PROFESSIONAL CENTRE

10430 – 61 AVENUE | EDMONTON, AB

Allendale Professional Centre offers tenants convenience, modern design, and nearby amenities in a beautifully designed space.

Tenants will enjoy the convenience of major roadways, like Allendale road and 104th Street, as well as the Centre's ample parking. Businesses with a medical focus will appreciate its proximity to nearby hospitals (U of A Hospital and Stollery Children's Hospital), and the synergies provided by other tenants with a medical focus.

- Medical & professional building
- Flexible floor plates
- Signage opportunities
- Fibre optics
- Electric car charging stations



+ SITE AMENITIES

RESTAURANTS

- The Grill House & Bar
- IPHO Vietnamese
- Oceania Grill

SERVICES

- Tiny Town Daycare
- Anytime Fitness
- Pharmacy

AMENITIES

- Underground parking
- Locker rooms and showers
- Underground bike storage

+ PROPERTY DETAILS



SITE AREA
4 Acres



RENTAL RATE
\$28.00–\$30.00/SF (est.)



AVAILABILITY
Immediately



GROSS BUILDING AREA
63,070 SF



ADDITIONAL RENT
RETAIL
Prop Tax: \$ 8.86/SF
CAM: \$9.85/SF
EST. TOTAL: \$18.71/SF



PARKING RATIO
4.6/1,000 SF
(Surface & underground available)

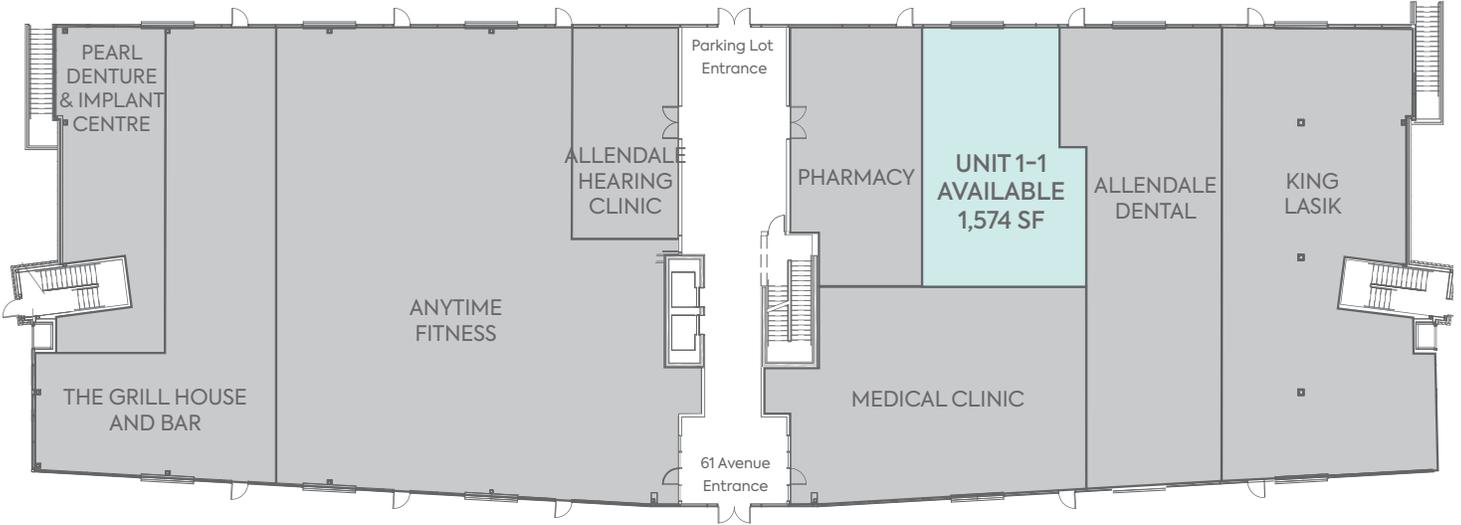
OFFICE
Prop Tax: \$ 6.23/SF
CAM: \$12.89/SF
EST. TOTAL: \$19.12/SF

+ FLOOR PLANS

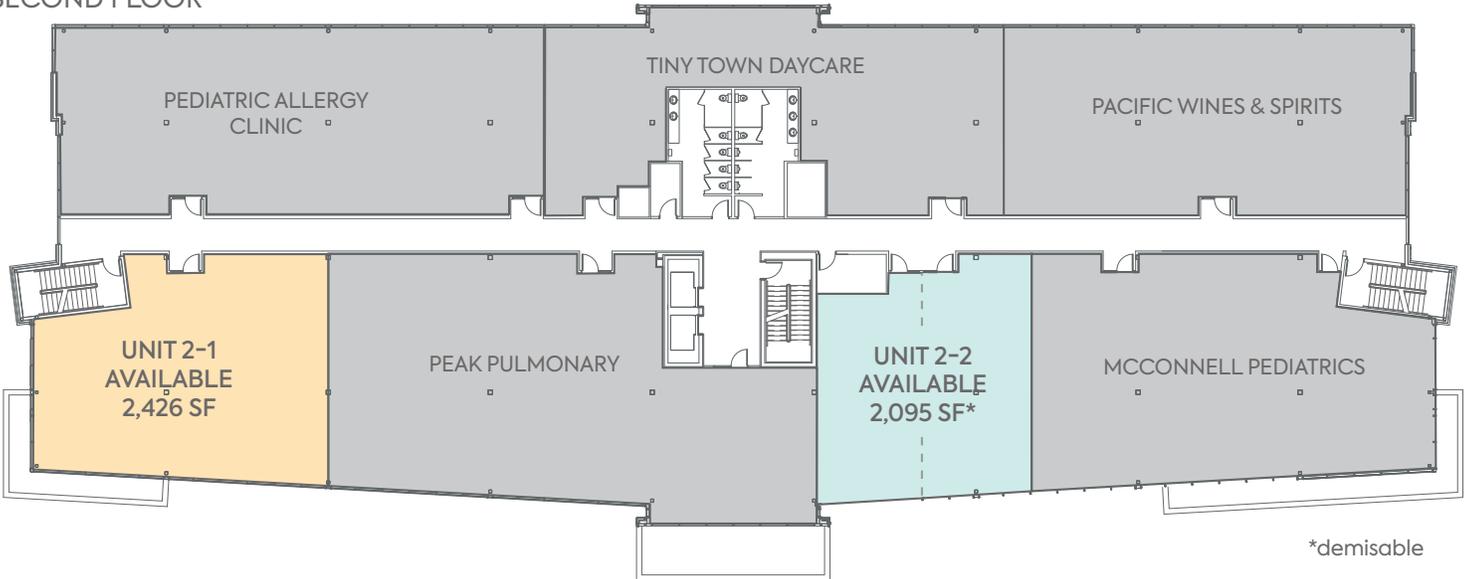
Allendale Professional Centre



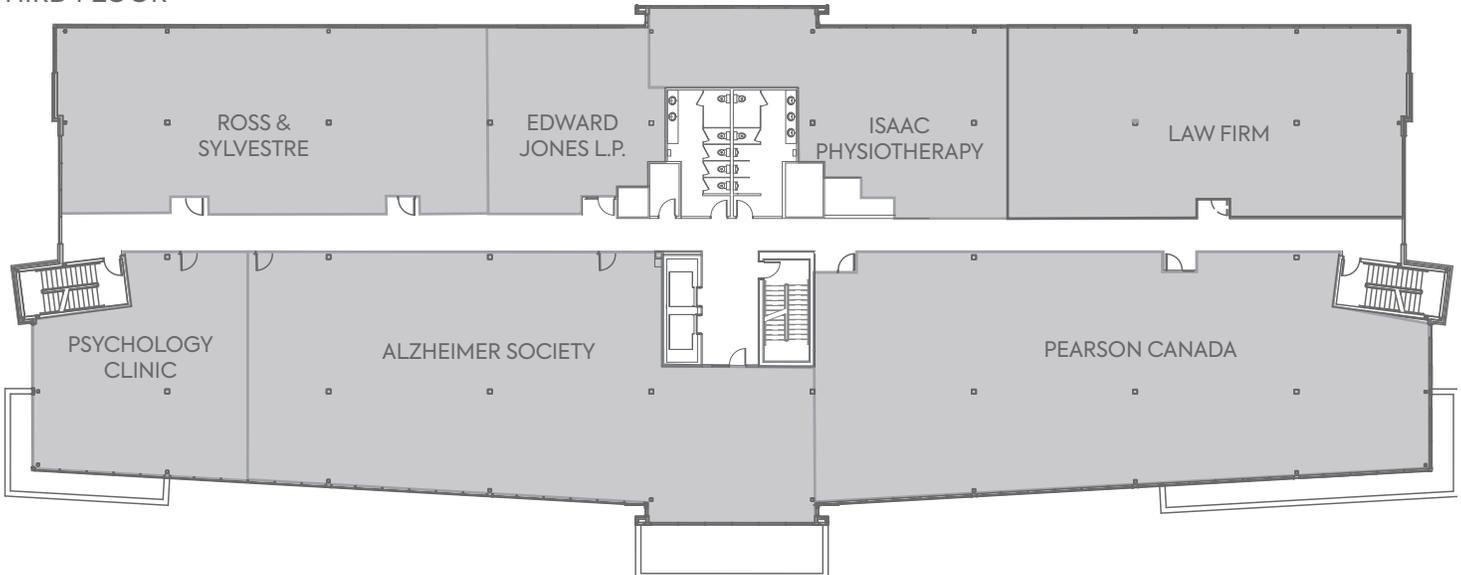
MAIN FLOOR

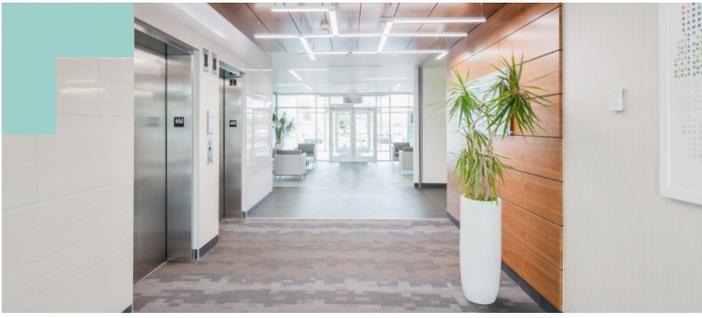


SECOND FLOOR



THIRD FLOOR





+ LEED® CERTIFIED

- 75% of construction waste was recycled or diverted from landfills
- Wood used for construction harvested from sustainable sources
- Enhanced refrigeration management
- Large reduction of water use
- Air quality consistently monitored for occupant health and well being
- Construction emissions minimized by an air quality management plan

+ AREA AMENITIES

HOSPITAL/UNIVERSITY

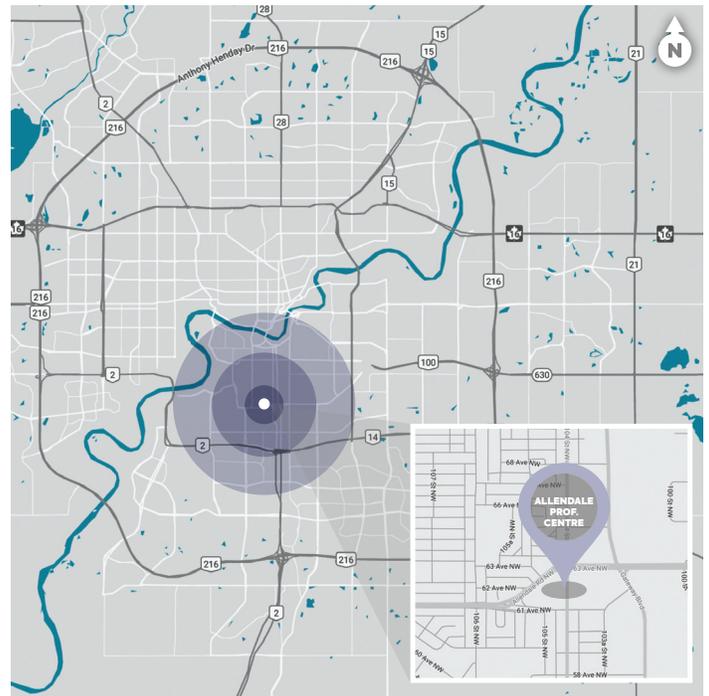
Quick and easy access to the University of Alberta's Hospital, campus, and the Stollery Children's Hospital will create the medical synergies your office needs.

TRANSPORTATION

Located right on Calgary Trail, Edmonton's primary southbound arterial road will connect you to other major roadways such as the Whitemud Drive and the Anthony Henday Ring Road. Located on short bus ride from Southgate Transit Centre, your patients and employees will be able to access your office from anywhere in the city via public transit.

RESTAURANTS & SHOPPING

A number of restaurants and stores can be found near Allendale Professional Centre, including Southgate Mall and Whyte Avenue. This location makes it easy for you and your clients to enjoy these amenities outside of the office.



+ CONTACT



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**Creating Spaces That Connect
 PEOPLE + BUSINESSES + SERVICES**