

**FOR LEASE**  
1,529 - 1,622 sq.ft.±  
RETAIL / OFFICE / MEDICAL



## Royal Alex Place 10106 - 111 Avenue NW Edmonton, Alberta

### Property Features

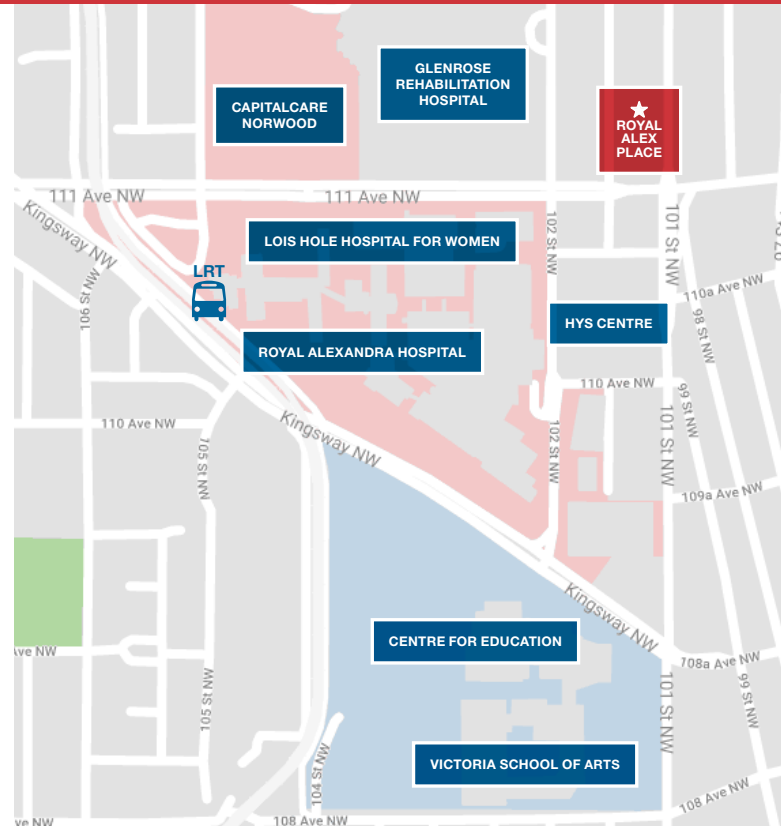
- 1,529 and 1,622 sq.ft.± available for Lease
- TI allowance available
- Adjacent to Royal Alexandra Hospital & minutes away from Kingsway/Royal Alex LRT Station
- Exposure to 31,200 vehicles per day on 111 Avenue and 101 Street (2022 City of Edmonton)
- Less than 10 minutes to downtown Edmonton

### Hennadiy (Ghena) Menyaylov

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DOWNTOWN

ROGERS PLACE

VICTORIA SCHOOL OF ARTS

CENTRE FOR EDUCATION

ROYAL ALEXANDRA HOSPITAL FOUNDATION

ROYAL ALEXANDRA HOSPITAL

HYS CENTRE

LOIS HOLE HOSPITAL FOR WOMEN

101 STREET  
 111 AVENUE

ROYAL ALEX PLACE

CAPITALCARE NORWOOD

GLENROSE REHABILITATION HOSPITAL

SCAN OR CLICK FOR VIRTUAL TOUR

UNIT 10108

UNIT 105

UNIT 108



**Additional Information**

AREAS AVAILABLE Unit 105: 1,529 sq.ft.± (clinic buildout)  
 Unit 10108 - 111 Avenue: 1,622 sq.ft.± (former pharmacy)  
 Unit 106: 1,088 sq.ft.± (office buildout) **PENDING**  
 Unit 108: 942 sq.ft.± (office buildout) **PENDING**

AVAILABLE **Immediately**

ZONING **CB3 Commercial Mixed Business Zone**

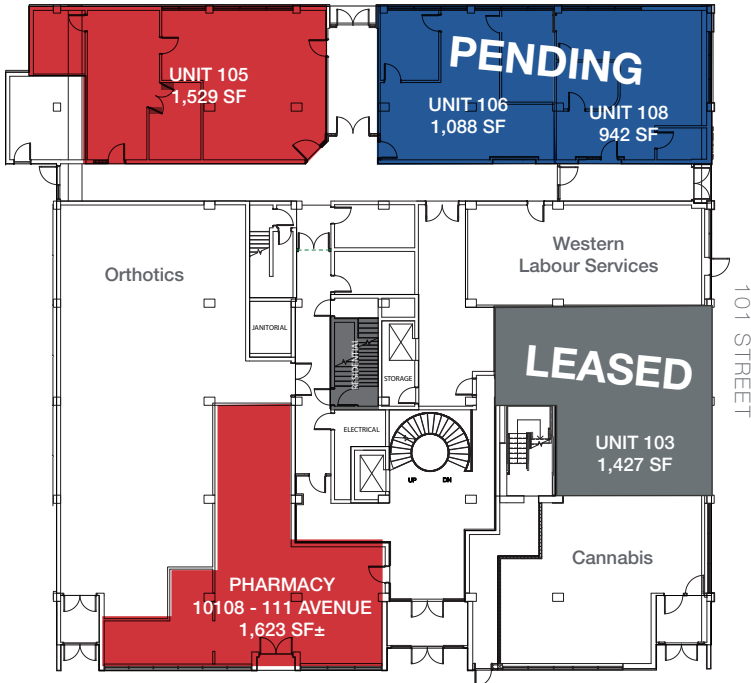
LEASE RATE  
 Unit 105: \$12.00/sq.ft./annum  
 Unit 10108 - 111 Avenue: \$18.00/sq.ft./annum  
 Unit 106: \$12.00/sq.ft./annum  
 Unit 108: \$16.50/sq.ft./annum

OPERATING COSTS **\$16.26/sq.ft./annum (2023 estimate) includes property tax, exterior maintenance, common area maintenance, management fees and utilities**

PARKING **1 stall for every 1,038 sq.ft. (subject to change)**

TI ALLOWANCE **Available**

PARKING



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UNIT 105



UNIT 108



UNIT 105



UNIT 108



UNIT 10108



UNIT 10108

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