



Kings Pointe Medical Building

Professional/Medical Office Space

Exclusive opportunity to lease space on the second level in one of Edmonton's iconic buildings, the Former Edmonton Oilers Administration Building. This recently renovated property is state of the art, with the highest quality building systems and air handling. Join an established and esteemed Obstetrics clinic that is now open on the lower level as well as a physiotherapy clinic and pharmacy on the main level.

Get more information

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For Lease

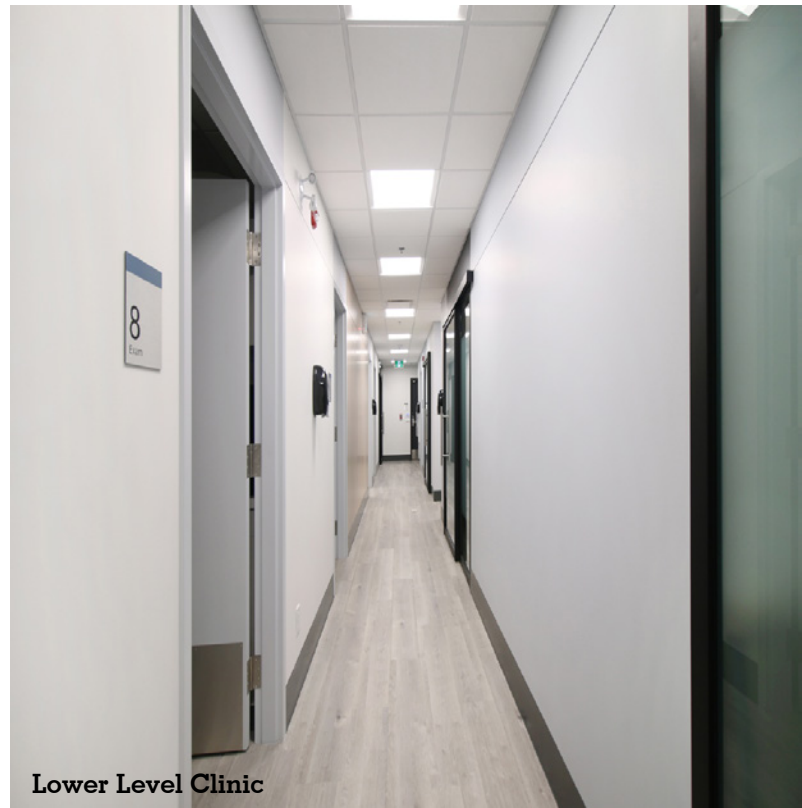
11230 - 110 Street, Edmonton, AB



Lower Level Clinic



Lower Level Clinic



Lower Level Clinic

Location Overview

Highly Accessible Location

Kings Pointe Medical Building is in the Spruce Avenue neighborhood. Spruce Avenue is the 12th most walkable neighborhood in Edmonton with a neighborhood Walk Score of 78. The Property is just off of 109th Street a main artery to downtown Edmonton. The Property is a 7 min walk from the NAIT LRT Station situated on the MetroLine set for future expansion.

Amenity Rich Neighbourhood

Only a 3 minute walk you will find yourself at Kingsway Mall home to multiple national fashion, beauty, housewares and technology retailers. Including over 30 choices in restaurant and cafe shops. Take a short 2 min drive to all other services such as grocery, banking and gas stations. The area's conveniences make it an optimal place for your business to locate and thrive.

Medical Resources

Close proximity to the Royal Alexandra Hospital provides an excellent opportunity for medical practitioners with Royal Alexandra Hospital privileges and / or benefit from allied healthcare co-tenants.

Blatchford will be a great neighbour to have...

Blatchford is 536 acres (that's roughly the same size as our current downtown) in the heart of Edmonton. It is the beginning of a new way to live in our city and in the modern world. There will never be another community quite like Blatchford—with 30,000 residents all living sustainability together this close to the core of the city.

Parks to picnic in, bike lanes to cycle, and lively street fronts to stroll. Walk from a coffee shop to a restaurant to the grocery store. Or hop on the train to easily connect to everything on the doorstep of this new neighbourhood.

"We're really looking forward to being a part of the revitalization and can't wait to see it all come together." - Dr. Wong



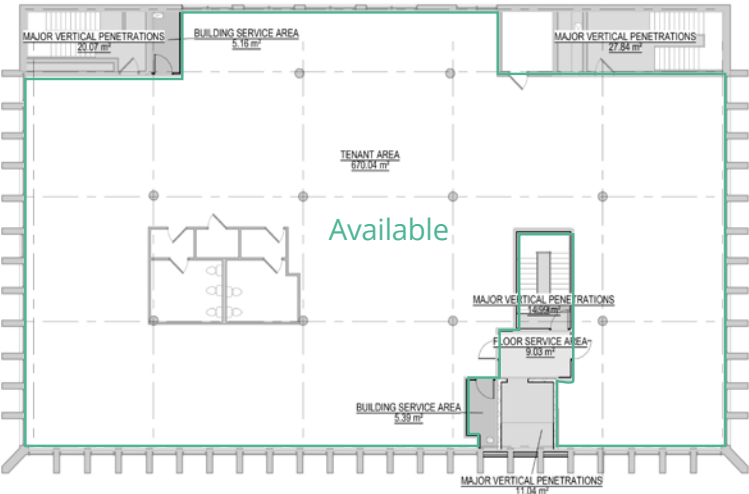
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Property Highlights

- Completely re-developed from base building condition with new state of the art building systems
- Convenient and amenity rich location
- Professional medical co-tenants
- Professional property management
- Fully barrier free with new elevator installation



Second Level: 8,120 sf

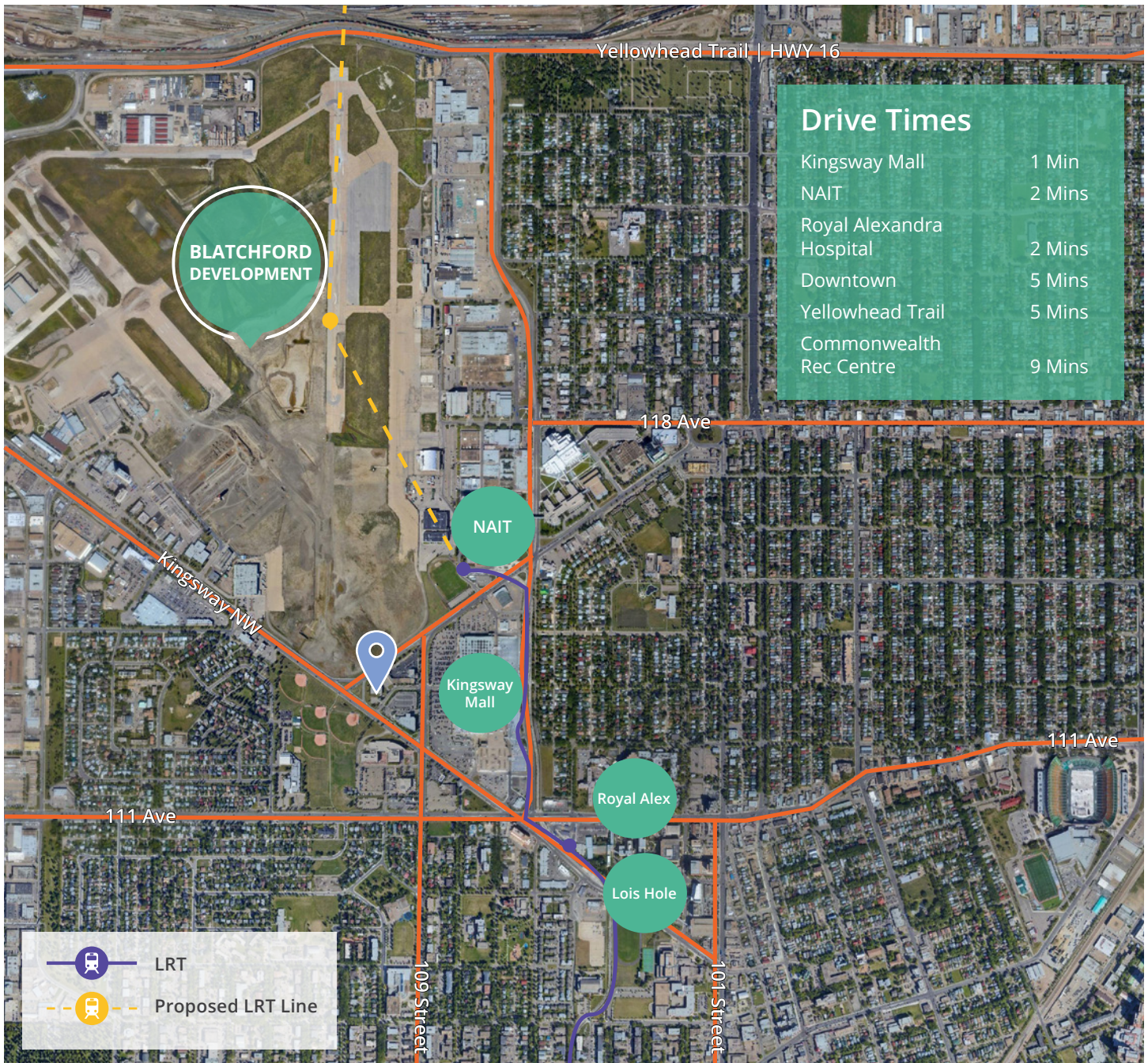
Offering Summary

Area Available: <i>(Usable area, subject to BOMA industry standard gross up)</i>	Lower Level: Leased Main Level: Leased Second Level: Up to 8,120 sf Demising options available
Basic Rent:	Negotiable
Operating Costs: <i>(2023 Estimate)</i>	\$16.00 psf
Tenant Inducements:	Large incentives available
Parking:	2.3 stalls per 1,000 sf Surface no additional charge



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Restaurants:

Thai Express	.2km
Tim Hortons	.2km
Tandori Indian Cuisine	.3km
Taco Time	.3km
A&W Restaurant	.3km
Jimmy The Greek	.3km
Subway	.3km
Kim Chi	.5km

Boston Pizza	.5km
Moxie's Classic Grill	.5km
Pizza 73	.6km
Ricky's All Day Grill	.6km
Bangkok Restaurant	.6km
Pho Hoan Pasteur Ltd	.6km
McDonald's	.7km

Coffee Shops:

Second Cup	.5km
Teavana	.5km
Starbucks	.8km
Tea and Coffee Co	1.5km
Starbucks	1.7km
Spinelli's Bar Italia Cafe	1.8km

Services:

Servus Credit Union	.5km
BMO Bank of Montreal	.6km
Halls Pharmacy	.7km
RBC Royal Bank	.7km
Superstore	.9km
The Medicine	
Shophe Pharmacy	1.1kr
Rexall	1.1kr
Esso	1.1kr

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**AVISON
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