

College Plaza

PROFESSIONAL BUILDING

Office Space for Lease | Up to 9,565 SF

8215 - 112 Street NW
Edmonton, AB

Live - Work - Play | Setting the standard for Edmonton's office market



College Plaza

8215 - 112 Street NW | Edmonton, AB

Available Suites

SHOW SUITES

SUITE 404 1,794 SF
Reception, open work area, private offices / meeting rooms, & kitchenette.

DEVELOPED SUITES

SUITE 1902 2,540 SF
5 offices, 1 meeting room, reception, kitchen & IT room.

SUITE 1800 9,564 SF
25 offices, 7 meeting rooms, 2 large boardrooms.

SUITE 1708 1,931 SF
5 offices, large workstation area

SUITE 1702 4,568 SF
Built out, office intensive.

SUITE 1608 2,007 SF
2 offices, kitchen & open work area.

SUITE 1002 2,824 SF
Reception, 4 offices, open work area.

SUITE 602 1,628 SF
7 offices & open work area.

SUITE 306 1,213 SF
3 offices, staff room, washroom, reception & waiting area.

BASE BUILDING CONDITION

7TH FLOOR 9,565 SF

SUITE 605 1,873 SF

SUITE 604 2,050 SF

SUITE 305 1,318 SF

SUITE 304 2,118 SF

SUITE 301 2,566 SF

SUITE 205 6,165 SF

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2,540 SF
SUITE 1902

9,564 SF
SUITE 1800

4,568 SF
SUITE 1702

1,931 SF
SUITE 1708

2,007 SF
SUITE 1608

2,824 SF
SUITE 1002

9,565 SF
SUITE 700

1,628 SF
SUITE 602

2,050 SF
SUITE 604

1,873 SF
SUITE 605

1,794 SF
SUITE 404

2,566 SF
SUITE 301

2,118 SF
SUITE 304

1,318 SF
SUITE 305

1,213 SF
SUITE 306

25,000 SF OF AMENITIES

CONFERENCE ROOMS | FITNESS STUDIO | HEATED POOL
TENANT CAFÉ & LOUNGE | EVENT HALL | PRIVATE THEATRE



COLLEGE PLAZA



112TH STREET

Lease Details



Lease Rates

\$15.00 - \$18.00 / SF



Additional Rent

\$18.43 / SF (2025 est.)



Parking

3:1,000 SF Underground Stalls

\$190 - Random

\$292 - Tandem Reserved

Building Amenities & Highlights:

- Fitness Studio
- Heated Pool
- Events Hall
- Private Dining Room
- Tenant Cafe & Lounge
- Conference Centre
- Bicycle Storage Lockers
- Tenant Car Wash
- Carshare Program
- Electric Vehicle Stalls
- Professional On-site Management
- Concierge & 24-hour Security
- On-site services: daycare, grocery, medical, dining, banking, Starbucks & more!

Building Amenities



FITNESS STUDIO



HEATED POOL



EVENTS HALL



TENANT CAFE



TENANT LOUNGE

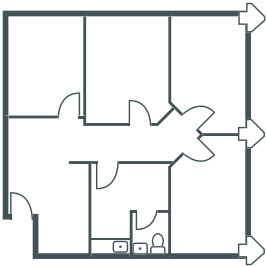


CONFERENCE CENTRE

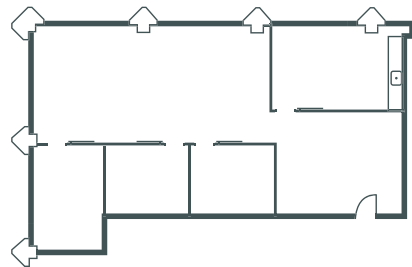
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Developed & Show Suite Floor Plans

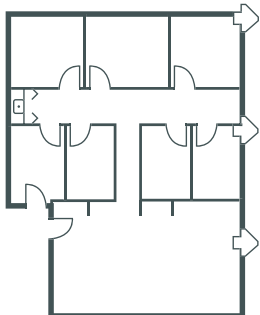


SUITE 306 - 1,213 SF | DEVELOPED

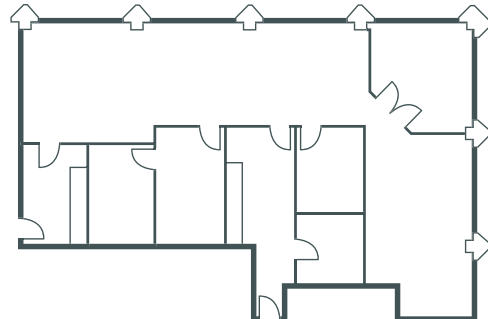


SUITE 404 - 1,794 SF | SHOW SUITE

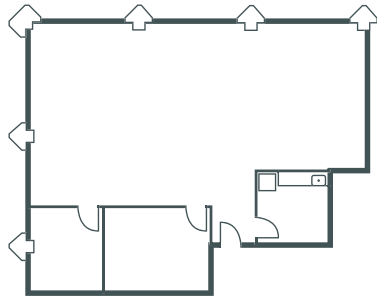
Reception, open work area, private offices / meeting rooms, & kitchenette.



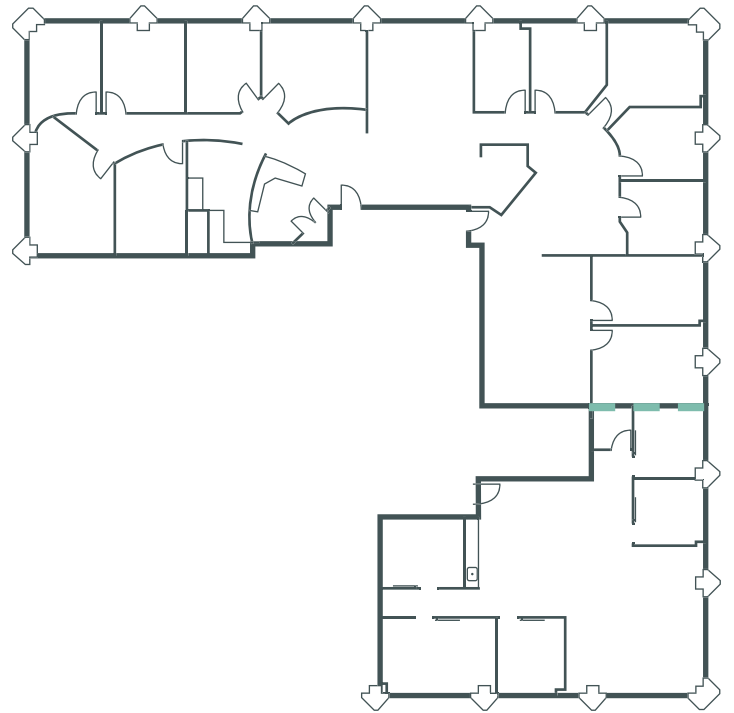
SUITE 602 - 1,628 SF | DEVELOPED



SUITE 1002 - 2,824 SF | DEVELOPED

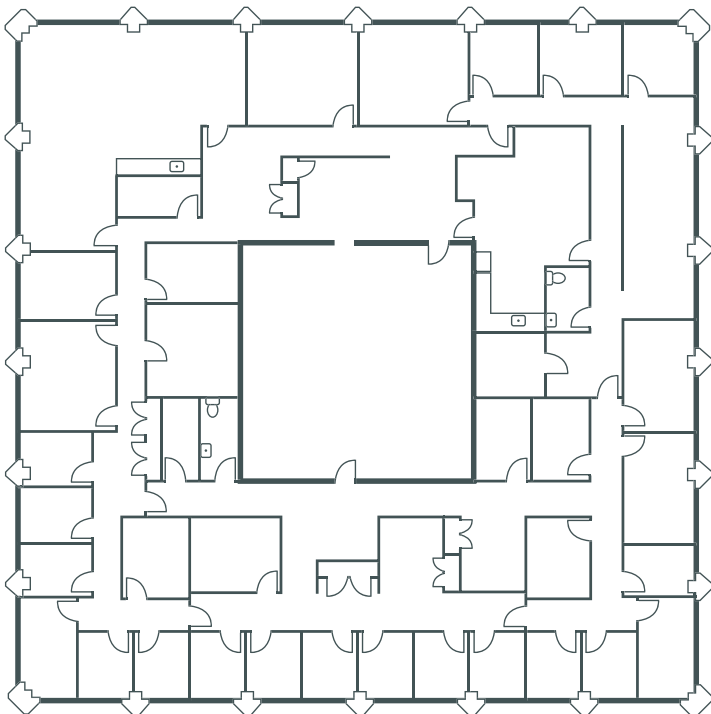


SUITE 1608 - 2,007 SF | DEVELOPED

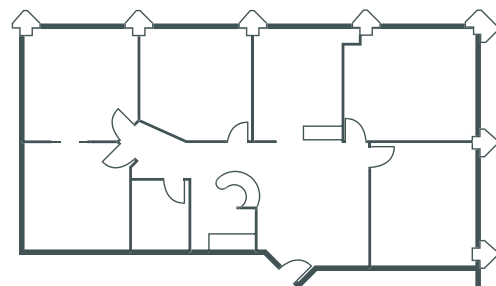


SUITE 1702 - 4,568 SF | DEVELOPED

SUITE 1708 - 1,931 SF | DEVELOPED



SUITE 1800 - 9,564 SF | DEVELOPED



SUITE 1902 - 2,540 SF | DEVELOPED

College Plaza

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Desirable Location with Abundant Surrounding Amenities



10 MIN WALK
TO **WHYTE AVENUE**



5 MIN WALK
TO **GARNEAU**



2 MIN WALK
TO **UNIVERSITY OF ALBERTA**

On Site

MAIN FLOOR AMMENITIES

CIBC
College Plaza Dental
Dandy Salon & Spa
Fabutan / Hush Lash Studio
Garneau Chiropractor
Great Canadian Pizza
H Mart (Grocery)
Heeretea Dongxi Tea
Kepler Academy (Daycare)
Lean & Green Fitness & Nutrition
Liquor Merchants
Magna Medical Clinic
Pita Pit
Quesada Burritos & Tacos
Starbucks
The Medicine Shoppe
Varisty Optical
Zenith Wellness Co.

University Area

RESTAURANTS

barBurrito
Booster Juice
Burrito Libre
Cookies By George
Edo
Feta & Olives
Gaya Korean Restaurant
The Greenhouse
Ho Ho Chinese Foods
Hula Poke
Marcos Famous Donair
New Your Fires
Opa!
Savoy's Express
Subway
Thai Express
The Chopped Leaf
Tim Hortons

CAFÉS & BAKERIES

CoCo Fresh Tea & Juice
CornerHUB Cafe
Daily Grind Coffee
Remedy Cafe
Second Cup
Starbucks

SHOPPING & SERVICES

Campus Jewlers
Rexall Pharmacy
Soler Shoe Repair

ARTS & CULTURE

Myer Horowitz Theatre
Northern Alberta Jubilee Auditorium
Timms Centre for the Art
University of Alberta

HEALTH & WELLNESS

Bijan Optical
Clare Drake Arena
Glen Sather Sports Medicine Clinic
Hanson Fitness and Lifestyle Centre
Kaye Edmonton Clinic
University of Alberta Aquatic Centre
University of Alberta Hospital
Van Vliet Squash Club

Garneau Area

SHOPPING & SERVICES

CIBC
Circle K
Knifewear
Liquor Merchants
Long & McQuade
The Medicine Shoppe Pharmacy
M Hair Salon
Mint Dry Cleaning
Ponytails + Horseshoes
Redbike
The Running Room
Safeway
The Silk Road Spice Merchant
Skier's Sportshop
Sobeys Liquor
Sole Experience
Spiritleaf
The Sweet Spot
TD Canada Trust
Wizard's Comics

RESTAURANTS

Asian Flame	Pita Pit
BLAKBAR Tavern	Rooster Kitchen and Bar
Boston Pizza	Rosso Pizzeria
Café Mosaic	Sepp's Pizza
Cosmic Pizza	Sherlock Holmes Pub
Domino's Pizza	Shimiaodao Yunnan
Earls	Rice Noodle
Farrow	Soleilki Japanese
Highlevel Diner	Spice Grill
Kabuki Sushi & Grill	Subway
Kamiyo	Sugarbowl
Kyoto Japanese	Tang Bistro
La Petite Iza	Tanjiang
La Poutine	Restaurant
McDonalds	Tim Hortons
Menchies	Upper Crust
Oodle Noodle	Upper Crust
Panago Pizza	Wendy's
Papa John's	
Phobulous	

CAFÉS & BAKERIES

Ace Coffee
Breadland Bakery
Eleanor & Laurent
Heeretea Dongxi Tea
Hexagon Boardgame Café
Kaffa Roaster and Studio
PhatBar Bakery
Remedy Café
Second Cup
Starbucks
Transcend

ARTS & CULTURE

City Arts Centre
Lillo's School of Music
Marr-Mac Dance & Theatre Arts
Metro Cinema

HEALTH & WELLNESS

Bodyworks Pilates Studio
Garneau Tennis & Beach
Volleyball Club
Healing Waters Spa
Kinetic Living
Chiropractor
Smilezone

Whyte Avenue (109th Street to 99th Street)

SHOPPING & SERVICES

7-Eleven
ATB Financial
Aveda
Barber Squad
Blush Lane Organics
BMO Bank of Montreal
Burlington on Whyte
Dollarama
Dress Code
Elements Outfitters
Esso
Foosh
Gravitypope
Laurels on Whyte
Lululemon
No Frills
RBC Royal Bank
Scotiabank
Shoppers Drug Mart
UPS Store
Wee Book Inn
Winners

RESTAURANTS

A&W	MKT
Ampersand 27	New Everest Inidan
Beercade	New York Bagel
Blowers & Grafton	Cafe
Checkers Pizza	O'Byrnes Irish Pub
Chianti	Oodle Noodle
Chicago Deep Dish	Papa Murphy's
Continental Treat	Pizza
Daawat	Pho Boy
DaDeo	Pip
Dorinku	Smokey Bear
Famoso	Subway
Hudson's Taphouse	Taste of Lebanon
Julio's Barrio	Tasty Tom's
Kaengthai Bistro	Tasty Toms
Leopold's Tavern	Tavern on Whyte
Made by Marcus	The Next Act
Malt & Mortar	Tokyo Noodle Shop
MEAT	Vons Steakhouse
Mike's Famous	

CAFÉS & BAKERIES

Ace Coffee
Beaver Tails
Block 1812
Cat Café
Empress Bakery
La Boule
New York Bagel Café
Remedy
Sorelina Coffee
Sugared & Spiced Baked Goods
Teaplace Café
Teapsy Lab
Whimsical Cake Studio
Woodrack Café

ARTS & CULTURE

Edmonton Radial Railway
Society
Edmonton Public Library
Old Strathcona Farmers Market
Varscona Theatre
The Fringe grounds
Grindstone Comedy Theatre
Rapid Fire Theater

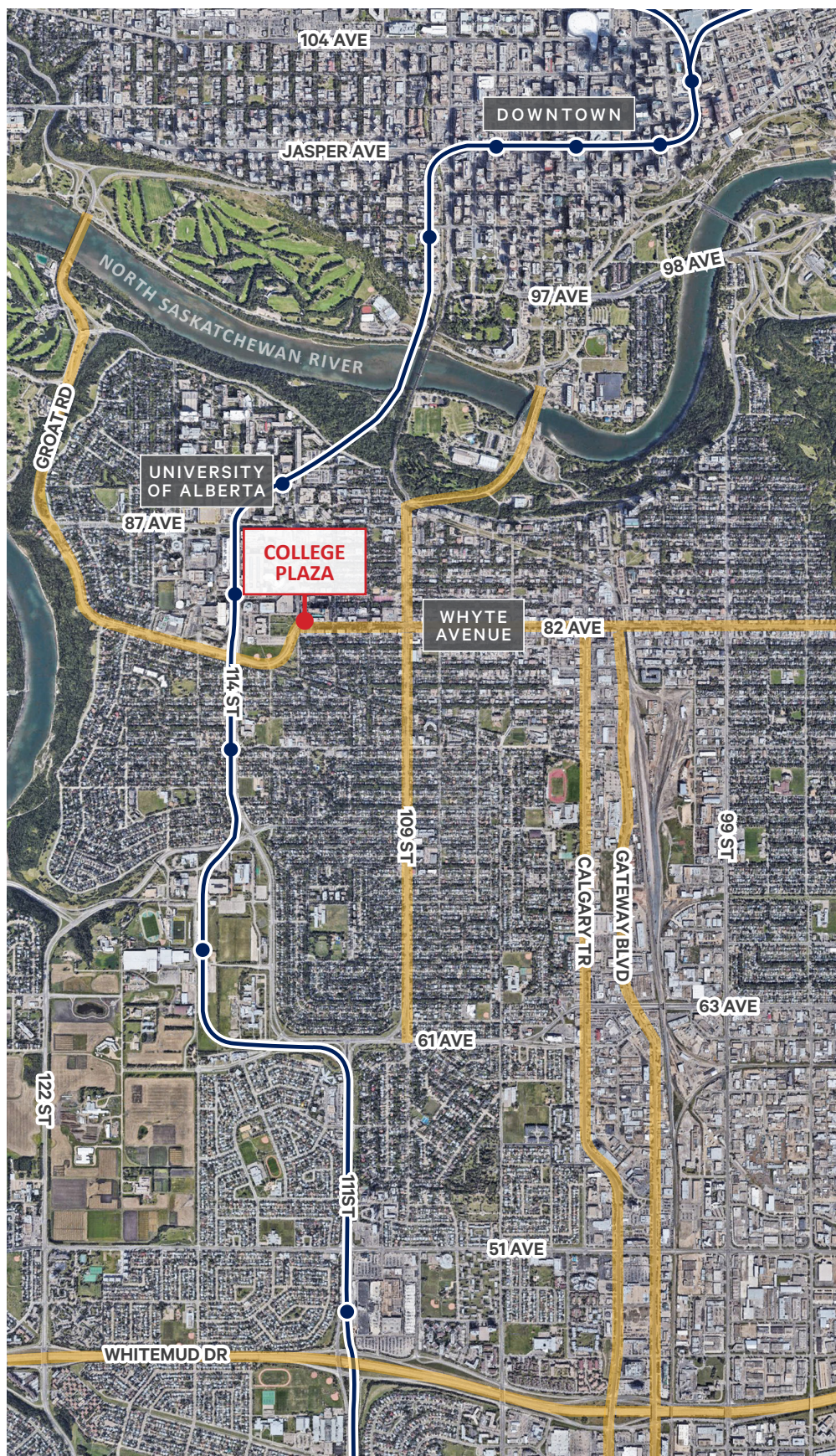
HEALTH & WELLNESS

Anytime Fitness
City Fit Shop Inc
Curvy Spine
Integrated Therapies
Massage & Wellness
Orange Theory Fitness
Runaway Workout Club
Strathcona Physical Therapy
The Optical Shop
Wellness on Whyte
YEG Cycle Spin Studio

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For Lease



Contact Us

Mark Anderson

Vice President
+1 780 229 4652
mark.anderson2@cbre.com

Sarah Henderson

Senior Associate
+1 780 917 4636
sarah.henderson@cbre.com

Ryan O'Shaughnessy

Senior Associate
+1 780 229 4686
ryan.oshaughnessy@cbre.com

Matteo Marocco

Sales Associate
+1 780 229 4691
matteo.marocco@cbre.com

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