

# Kingsway Professional Centre

10611 Kingsway

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## Building Description

Located at one of Edmonton's most prominent intersections, Kingsway Professional Centre is a 5-story brick building conveniently located within walking distance of the Royal Alexandra Hospital and Kingsway Mall.

Its central location on the high-traffic intersection of Kingsway and 111 Ave makes it highly recognizable and easily accessible by car, bus, and LRT.

**It is an ideal location for businesses in the medical and healthcare industry.**

Occupants of the building enjoy convenient proximity to several amenities, including cafes, restaurants, and retail stores.



Leasing Contact: Michael Surkovic  
Phone: (780) 784.4436  
Email: CommercialLeasing@procura.ca

Site Contact: Customer Service  
Phone: (780) 414.8888  
Email: CustomerService@procura.ca

### Property Description

Anchor Tenant 1:	Alberta Health Services	Year Built:	1980
Anchor Tenant 2:	Health Care & Rehab	Typ. Floor Plate:	13,856
PSF Net Rate:	Market Rate		
PSF Operating costs:	2022 Budget		

### Current Vacancies (Rentable Area)

Unit # 104	975 SF	Unit # 200	1,278 SF	Unit # 300	164 SF	Unit # 401	607 SF
Unit # 106	1,476 SF	Unit # 202	2,882 SF	Unit # 303	2,953 SF	Unit # 402	376 SF
Unit # 107	1,382 SF	Unit # 204	6,588 SF	Unit # 304	1,818 SF	Unit # 403/405	9,976 SF
Unit # 108	1,361 SF	Unit # 205	160 SF	Unit # 306	756 SF	Unit # 404	1,077 SF
Unit # 110	227 SF	Unit # 206	299 SF	Unit # 308	878 SF	Unit # 404A	65 SF
Unit # 112	3,457 SF	Unit # 208	298 SF	Unit # 310	454 SF	Unit # 406	155 SF
Unit # 113	927 SF	Unit # 212	695 SF	Unit # 312	6,833 SF		
Unit # 114B	817 SF	Unit # 214	6,507 SF			Unit # 500	8,855 SF
		Unit # 216	437 SF			Unit # 600	1,946 SF

### Parking

Surface # Stalls:	29	Parking Ratio:	1:335
Underground # Stalls:	202		
Monthly Parking Cost:	Market Rate		

### Amenities

Concierge:	NO	Public Transit Surface Route:	YES
Boardroom:	NO	Direct LRT Access:	YES
Class Room:	NO	Barrier Free Access to Building:	YES
Gym:	NO	To Washroom:	YES

### Access

### Elevators

Passenger:	2	Fire Detection System:	YES
Parking:	1	Sprinkler System:	YES
Freight:	1	Manned Security:	YES

### Safety

Security Systems:	Cameras
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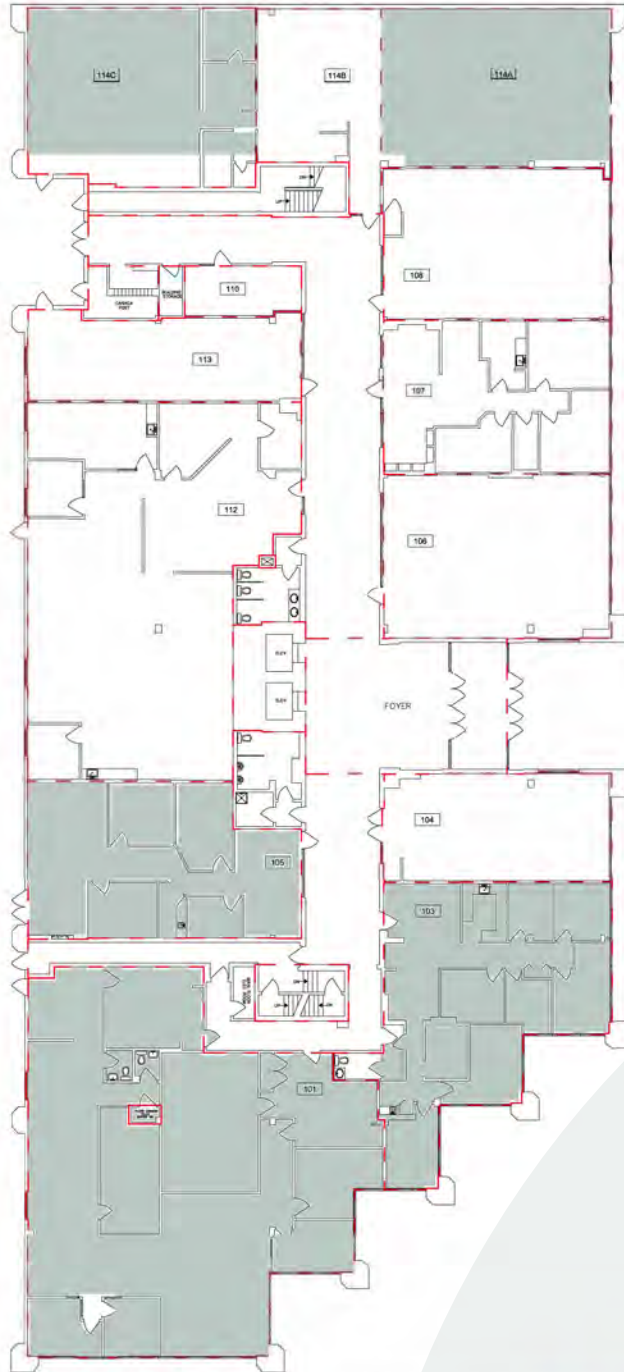
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## Main Floor Vacancy



Unit # 104	975 SF
Unit # 106	1,476 SF
Unit # 107	1,382 SF
Unit # 108	1,361 SF
Unit # 110	227 SF
Unit # 112	3,457 SF
Unit # 113	927 SF
Unit # 114B	817 SF

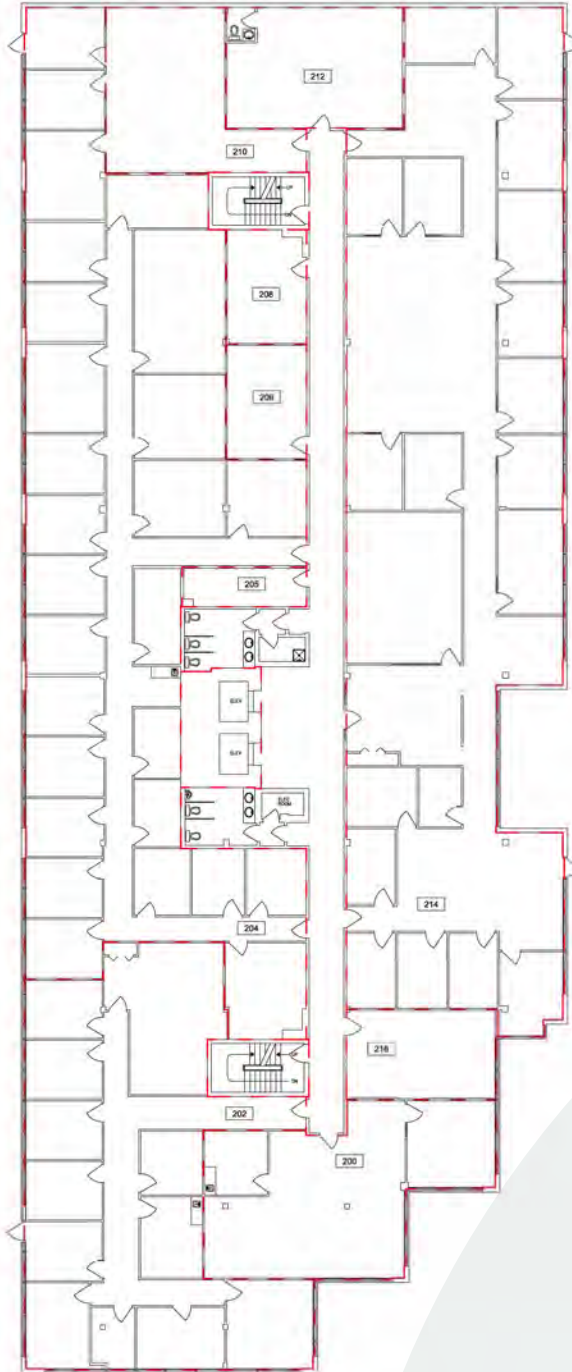
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## 2nd Floor Vacancy



Unit # 200	1278 SF
Unit # 202	2,882 SF
Unit # 204	6,588 SF
Unit # 205	160 SF
Unit # 206	299 SF
Unit # 208	298 SF
Unit # 212	695 SF
Unit # 214	6507 SF
Unit # 216	437 SF

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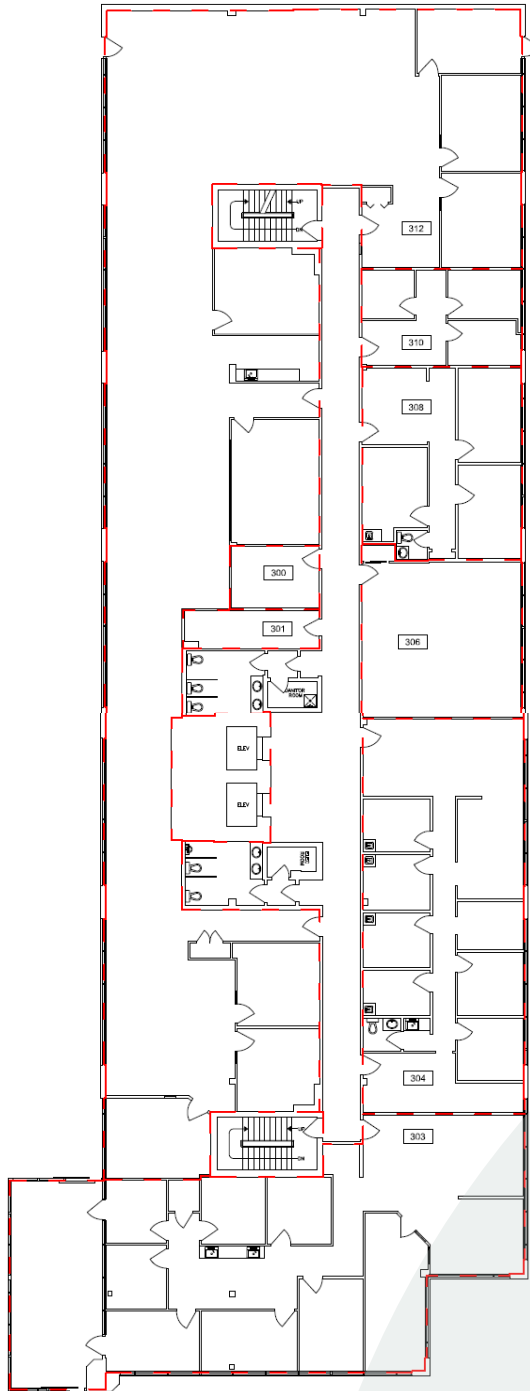
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## 3rd Floor Vacancy



Unit # 300	164 SF
Unit # 303	2,953 SF
Unit # 304	1,818 SF
Unit # 306	756 SF
Unit # 308	878 SF
Unit # 310	454 SF
Unit # 312	6,833 SF

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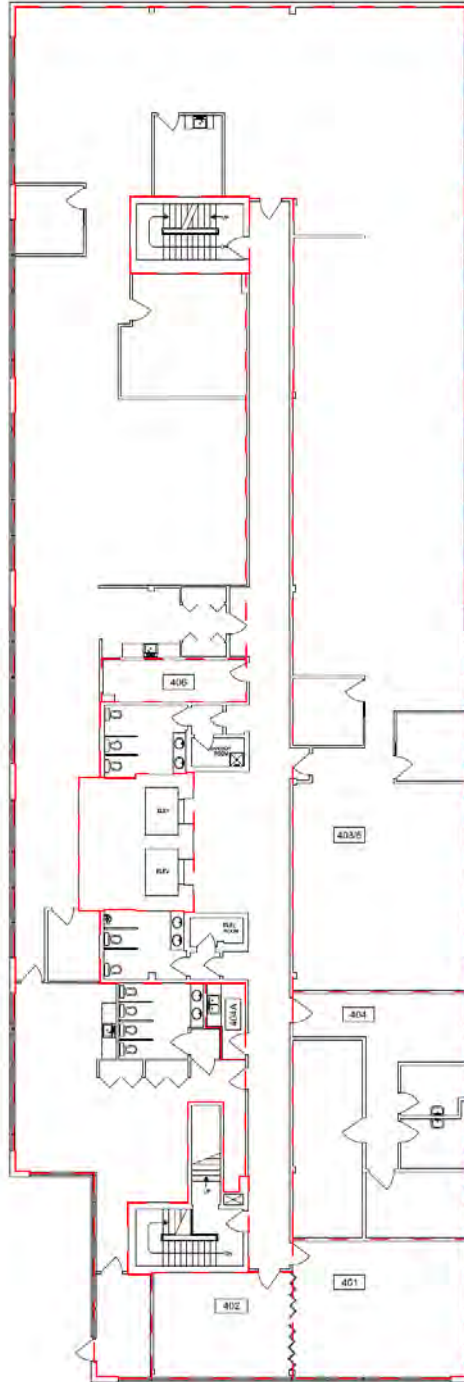
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## 4th Floor Vacancy



Unit # 401	607 SF
Unit # 402	376 SF
Unit # 403/405	9,976 SF
Unit # 404	1,077 SF
Unit # 404A	65 SF
Unit # 406	155 SF

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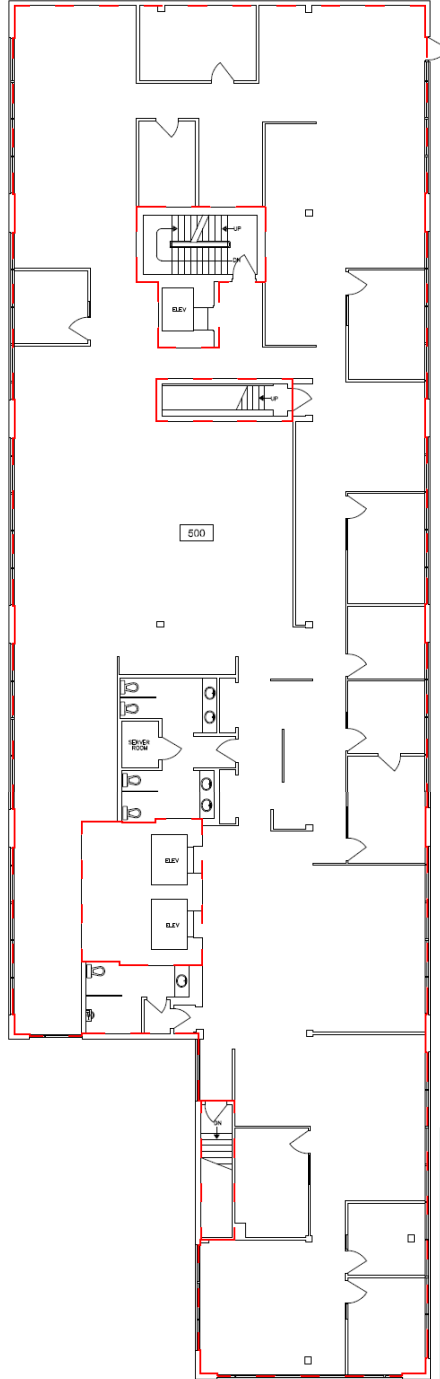
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## 5th Floor Vacancy

Unit # 500 8,855 SF



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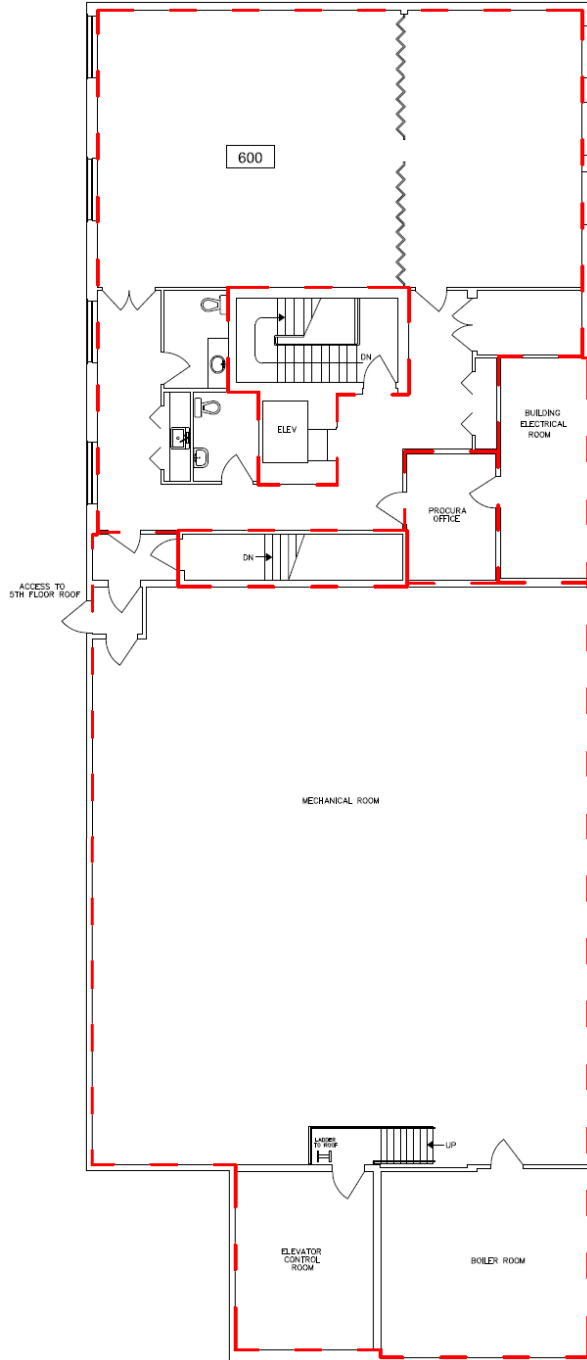
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## 6th Floor Vacancy

Unit # 600      1,946 SF



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