# AVISON YOUNG

### **For Lease** Campus Tower 8625 - 112 Street Edmonton

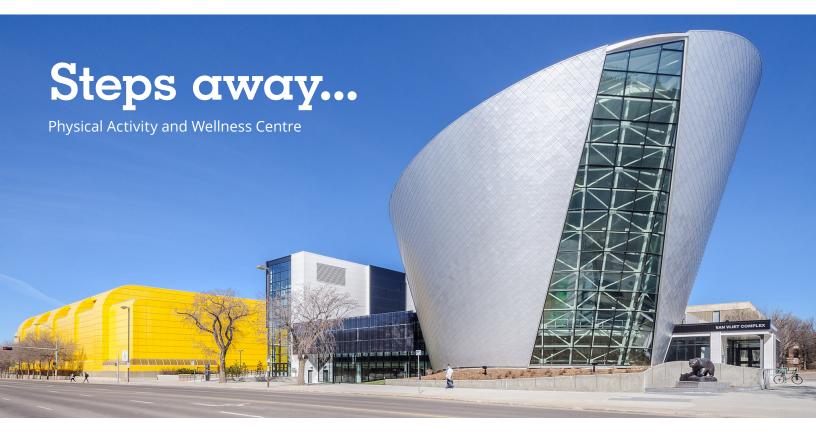


# Extensive Upgrades Underway

- Extensive Common Area Improvements Underway
- Abundance of covered parking
- Located in direct proximity to the University of Alberta and University of Alberta Hospital
- New windows
- Within one block of LRT access
- Professional property management in place
- Surrounded by amenities
- Building signage opportunity

## Get more information

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#### **Property Highlights**

Located at the epicenter of the University of Alberta campus and University of Alberta Hospital, this rare office space opportunity is surrounded by amenities for staff and visitors alike. Countless restaurants (QSR and dining), coffee shops, cafes, lounges, fitness facilities and convenience shopping are all literally within steps.

Access to downtown and all parts of the City is quick and easy with this south central location.

The building has recently undergone a full exterior renovation, offering new windows to maximize natural light and spectacular campus views.

Long term, stable, professional ownership and property management for dependable tenant services.



Superb parking quantity for staff within the connected, above ground, covered parkade



Walking distance to 2 LRT stops and the University Transit Centre for high volume ETS bus access.

85 walkscore

#### Walkers Paradise

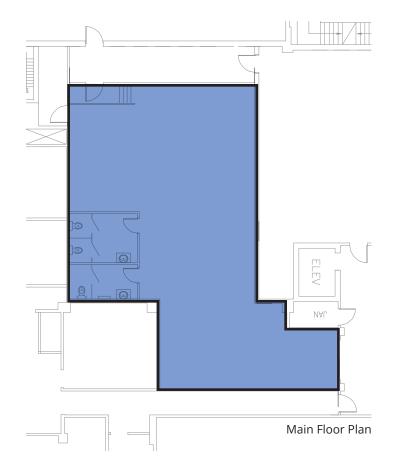
Restaurants, coffee and fitness centre all within immediate area.

### Campus Tower | 8625 - 112 Street, Edmonton

#### **For Lease**

#### Offering Summary

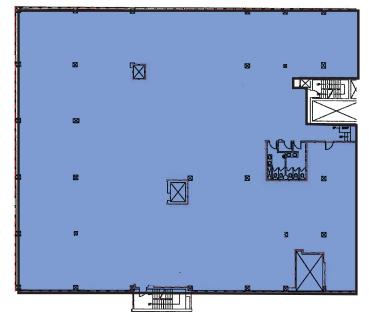
Area Available	Main floor - 1,616 sf 2nd floor - Up to 16,500 sf Suite 307 - 2,207 sf Suite 308: 4,141 sf Suite 312: 852 sf
Base Rent (psf)	Negotiable
Additional Rent (psf)	\$16.25
Parking	Approximately 3 above grade covered stalls per 1,000 sf at \$135.00 per stall, per month
T.I. Allowance	Negotiable

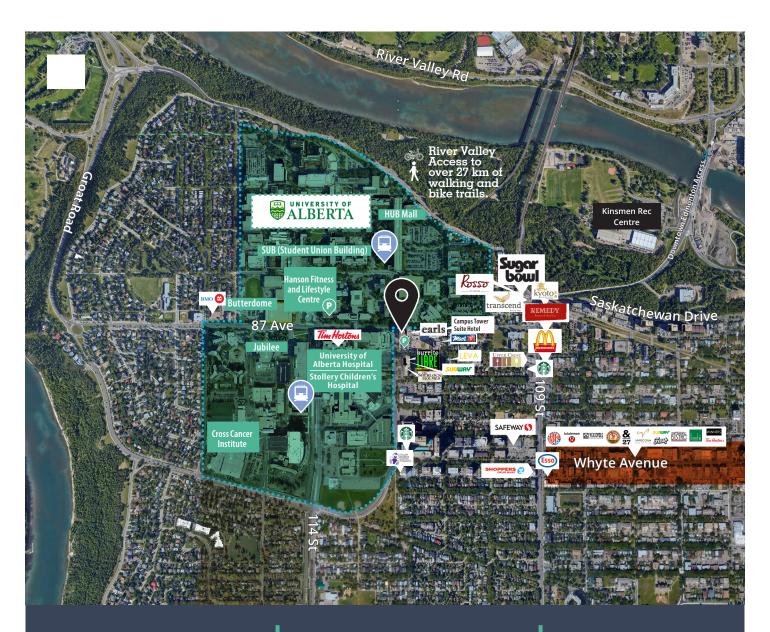


#### 2nd Floor Plan - Flexible demising options available

3rd Floor Plan







#### **Drive Times**

Whyte Avenue	3 mins
Downtown Edmonton	8 mins
West Edmonton Mall	15 mins
South Common	16 mins

#### Within HUB Mall

BMO Royal Bank CIBC Scotia Bank TD Bank A&W Academy Pizza EDO Japan La Pasta Trattoria New York Fries Subway

#### Within SUB

barBurrito Edo Japan Hula Poke Marco's Famous Donair Opa! of Greece Subway

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