

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



 VIRTUAL TOUR
14TH FLOOR SHOW SUITE

College Plaza

8215 - 112 Street NW | Edmonton, AB

Available Suites

SHOW SUITES

SUITE 1400 **6,686 SF**
 13 offices, 1 large boardroom, 3 small meeting rooms, 4 open office areas. Two corners of the building. High quality finishes.

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

SUITE 1602 **1,260 SF**
 Open work area, 1 meeting room, kitchen & IT room.

SUITE 602 **1,628 SF** *Available July 1 2024*
 7 offices & open work area.

SUITE 507 **3,265 SF**
 4 offices, 1 large classroom, 2 medium classrooms, 2 small meeting rooms, reception area, kitchenette & lunch room.

SUITE 306 **1,213 SF** *Available March 1, 2024*
 3 offices, staff room, washroom, reception & waiting area.

BASE BUILDING CONDITION

7TH FLOOR **9,565 SF**

SUITE 605 **1,873 SF**

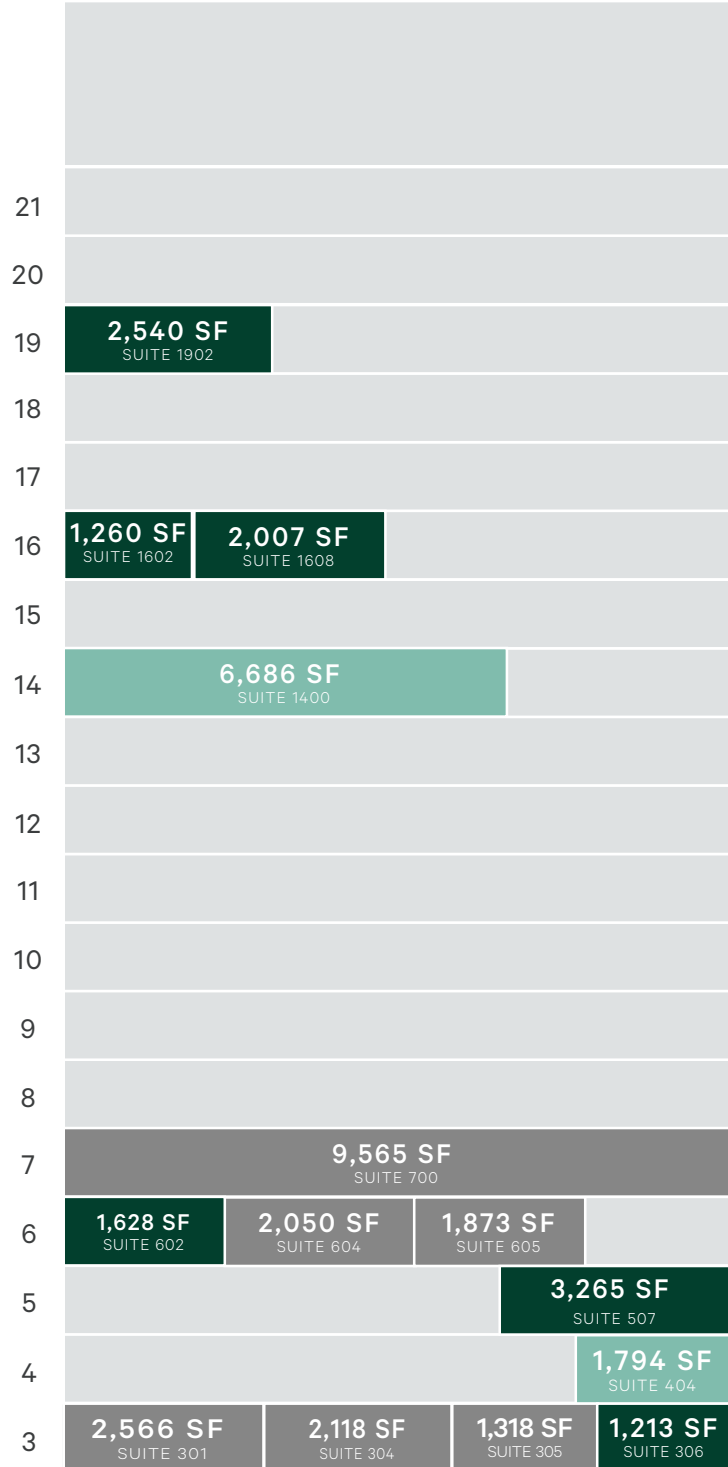
SUITE 604 **2,050 SF**

SUITE 305 **1,318 SF**

SUITE 304 **2,118 SF**

SUITE 301 **2,566 SF**

SUITE 205 **6,165 SF**



PODIUM FLOORS

FLOOR 2: 6,165 SF SUITE 205

FLOOR 1: **25,000 SF OF AMENITIES**
 CONFERENCE ROOMS | FITNESS STUDIO | HEATED POOL
 TENANT CAFÉ & LOUNGE | EVENT HALL | PRIVATE THEATRE

Logos: **MART**, **The Medicine Shoppe PHARMACY**, **Starbucks**, **COLLEGE PLAZA**, **CIBC**, **PLA Pit**

Lease Details



Lease Rates

\$15.00 - \$18.00 / SF



Additional Rent

\$23.20 / SF (2024)



Parking Ratio

3 Stalls / 1,000 SF

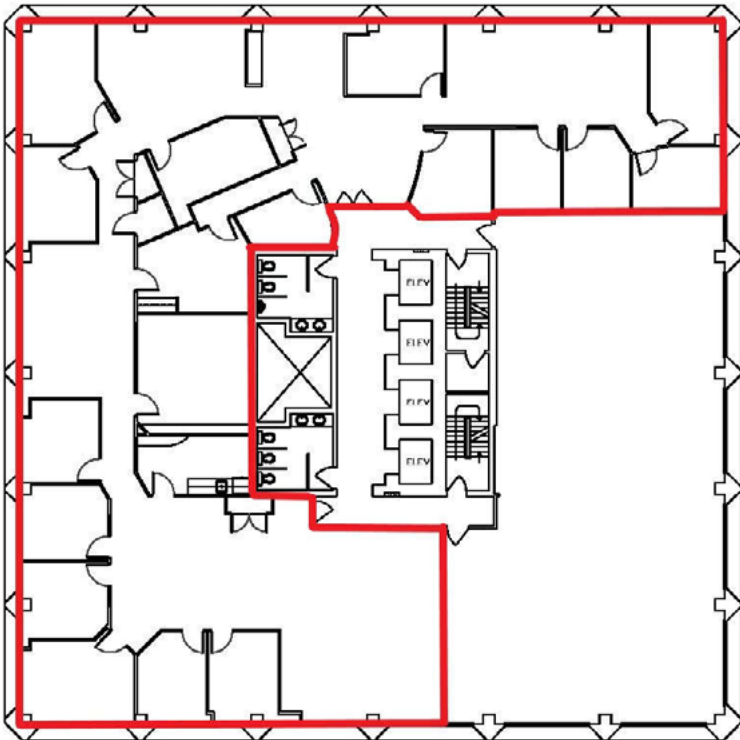


Parking Cost

Underground Stalls

\$175 - Random

\$266 - Tandem Reserved



WEST FACING VIEW



14TH FLOOR OPEN WORK AREA & OFFICES

14TH FLOOR

SHOW SUITE

6,686 SF

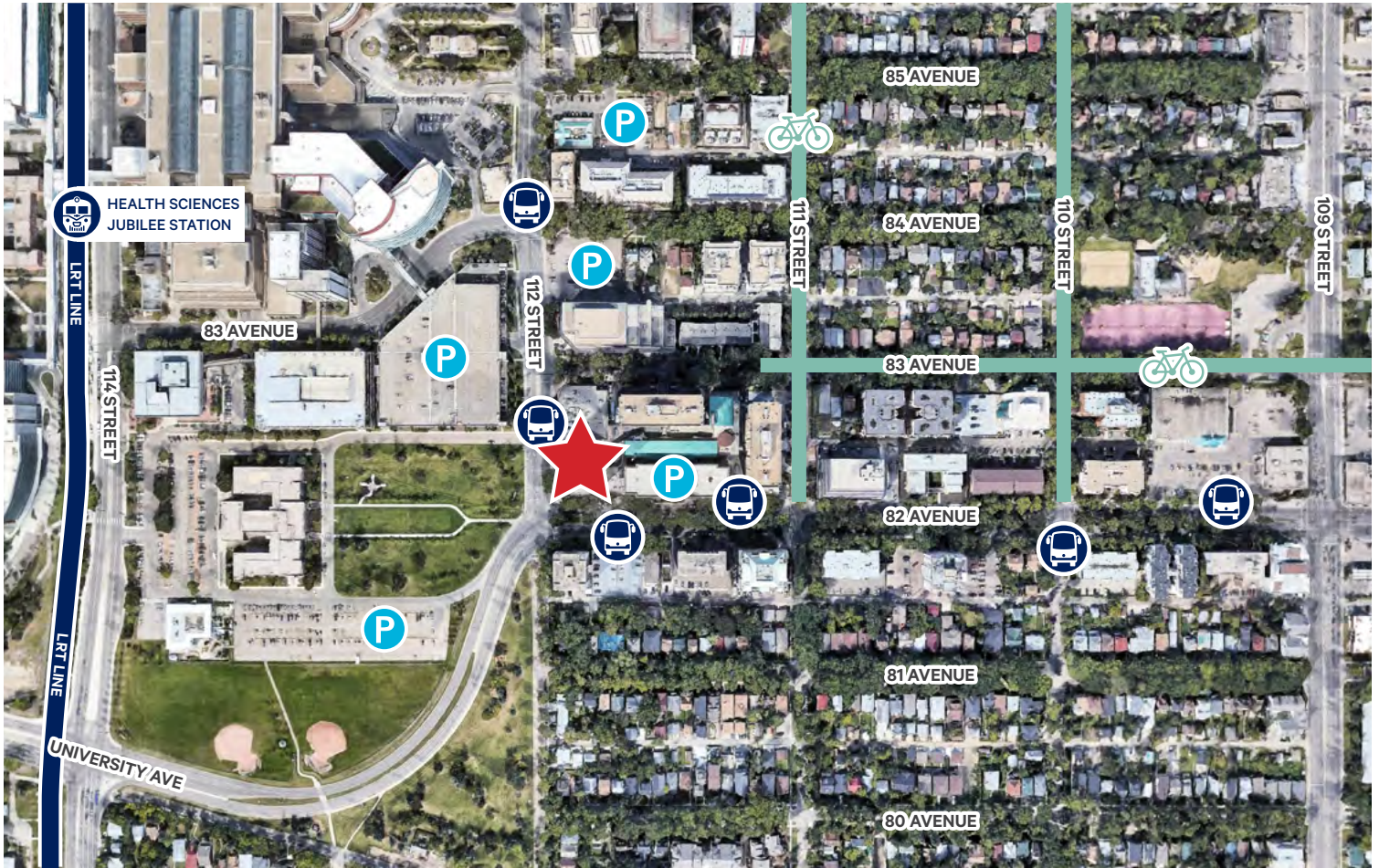


VIRTUAL TOUR



14TH FLOOR BOARD ROOM

Unmatched Accessibility



Ideal for Medical Tenants

Join a host of complementary healthcare professionals in the area

Located within walking distance of leading medical institutions including the University of Alberta Hospital, Kaye Edmonton Clinic, Mazankowski Centre, Stollery Children's Hospital and the Cross Cancer Institute, College Plaza Professional building is Edmonton's premiere centre for health and wellness services & would be ideal for medical tenants such as:



ORTHODONTIST /
PERIODONTIST



DIAGNOSTIC LAB



HOME CARE



LAB & X-RAY
IMAGING



DIETITIAN /
NUTRITIONIST



DERMATOLOGIST

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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
 Sobey's 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 Restaurant
La Poutine	Tim Hortons
McDonalds	Upper Crust
Menchies	Upper Crust
Oodle Noodle	Wendy's
Panago Pizza	
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
 Burrington on Whyte
 Dollarama
 Dress Code
 Elements Outfitters
 Esso
 Foosh
 Gravitypoppe
 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



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