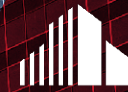


MOVE-IN READY OFFICE SPACE

WELL CONNECTED TO KEY AMENITIES

REDUCED RATE - OPERATING COSTS ONLY



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SUBLEASE CENTRE POINT PLACE

401, 10205 - 101 STREET, EDMONTON AB

UNIQUE DOWNTOWN SUBLEASE OPPORTUNITY

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PROPERTY HIGHLIGHTS

- High quality, modern improvements throughout with 10' - 12' ceiling heights.
- Layout includes 10 offices, 2 boardrooms, large open work areas, large staff lounge & kitchen, and storage space.
- Furniture and workstations are available and can be included.
- Direct access to several food and other retail amenities in City Centre Mall.
- 3 minute walk to Rogers Place & Ice District through the Pedway system.
- Tenants and their employees will receive access to the newly built amenities floor in 102A Tower equipped with a large fitness centre, full locker rooms, tenant lounge, and conference centre.
- Parking stalls are accessible 24/7.

SUBLEASE DETAILS

Municipal Address: 401, 10205 - 101 Street, Edmonton, AB

Parking Area:	13 stalls, mix of underground & surface (\$250 - \$405/month)
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Available Space: 11,881 SF

Sublease Rate: Operating Costs Only

Operating Costs: \$14.94/SF (2023 Estimate)

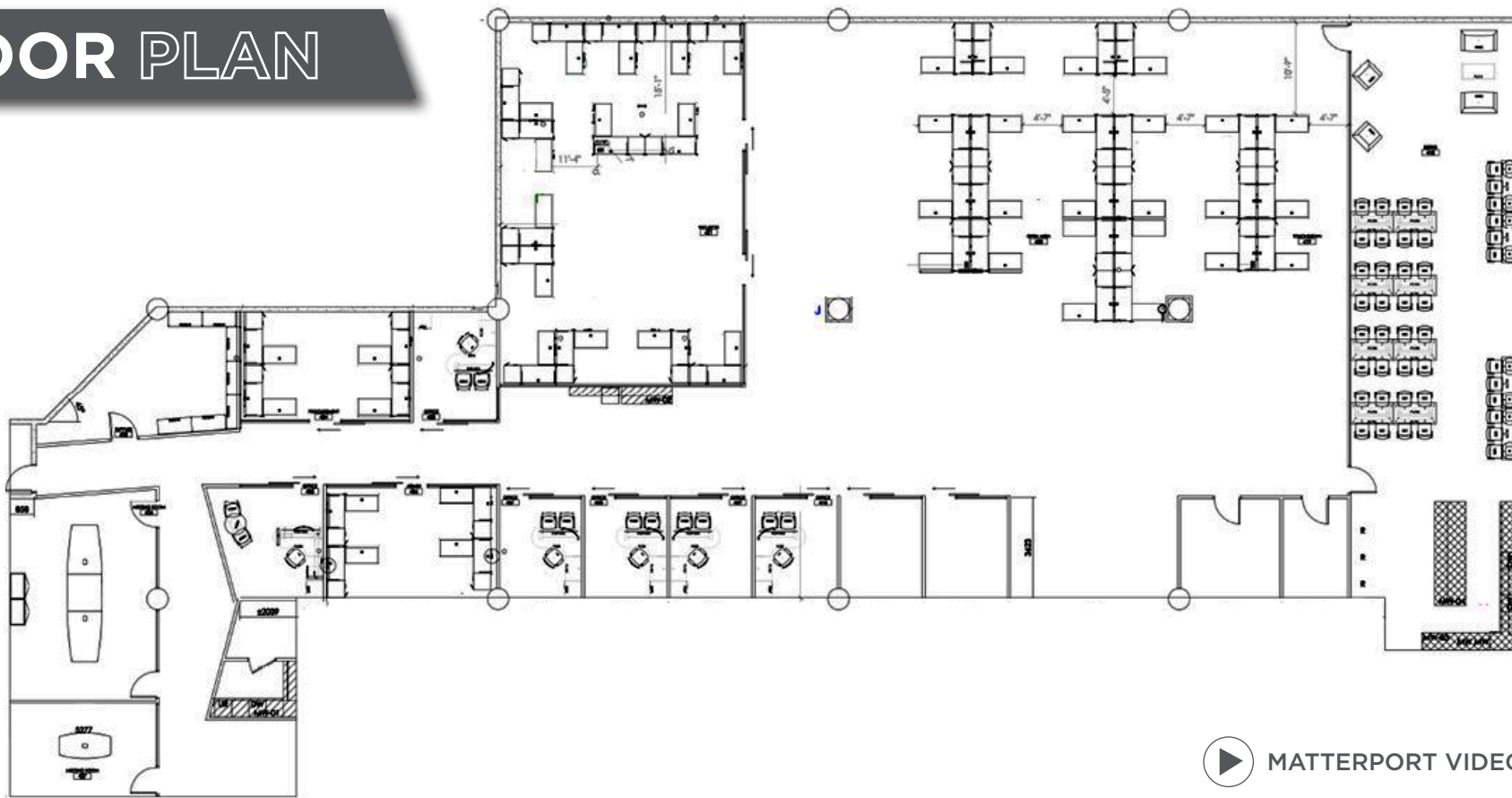
Sublease Expiry: August 31, 2029

Available:	Immediately
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Sublease Term:	Flexible, shorter sublease term is negotiable
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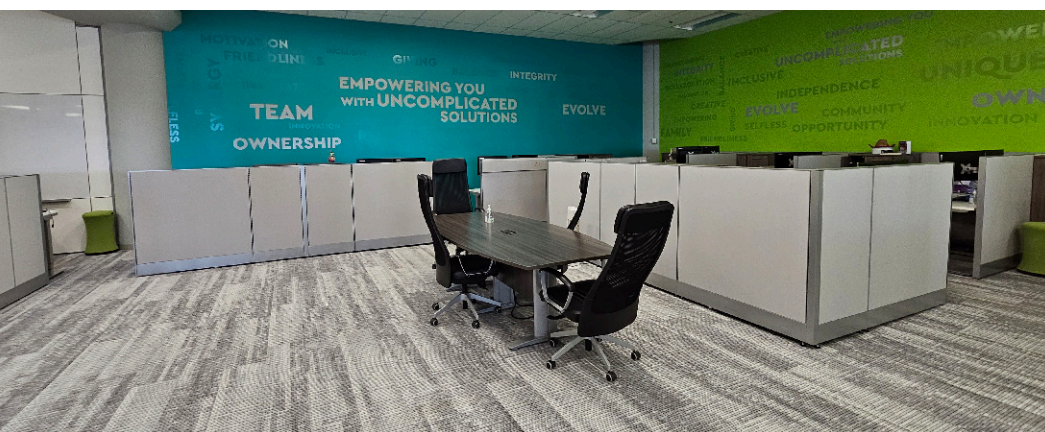
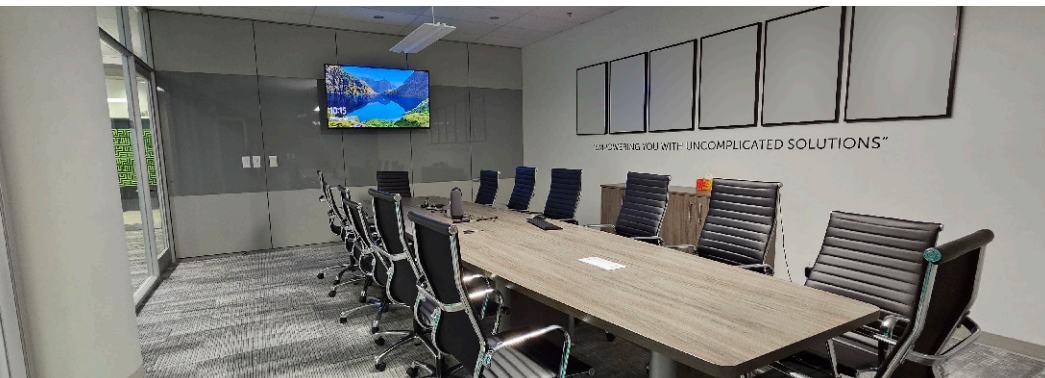


FLOOR PLAN



MATTERPORT VIDEO

PROPERTY PHOTOS



NEW TENANT AMENITIES





**CUSHMAN &
WAKEFIELD**
Edmonton

LISTING TEAM

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