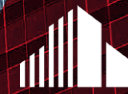


MOVE-IN READY OFFICE SPACE

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

Scott Vreeland
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780 702 9477
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PROPERTY HIGHLIGHTS

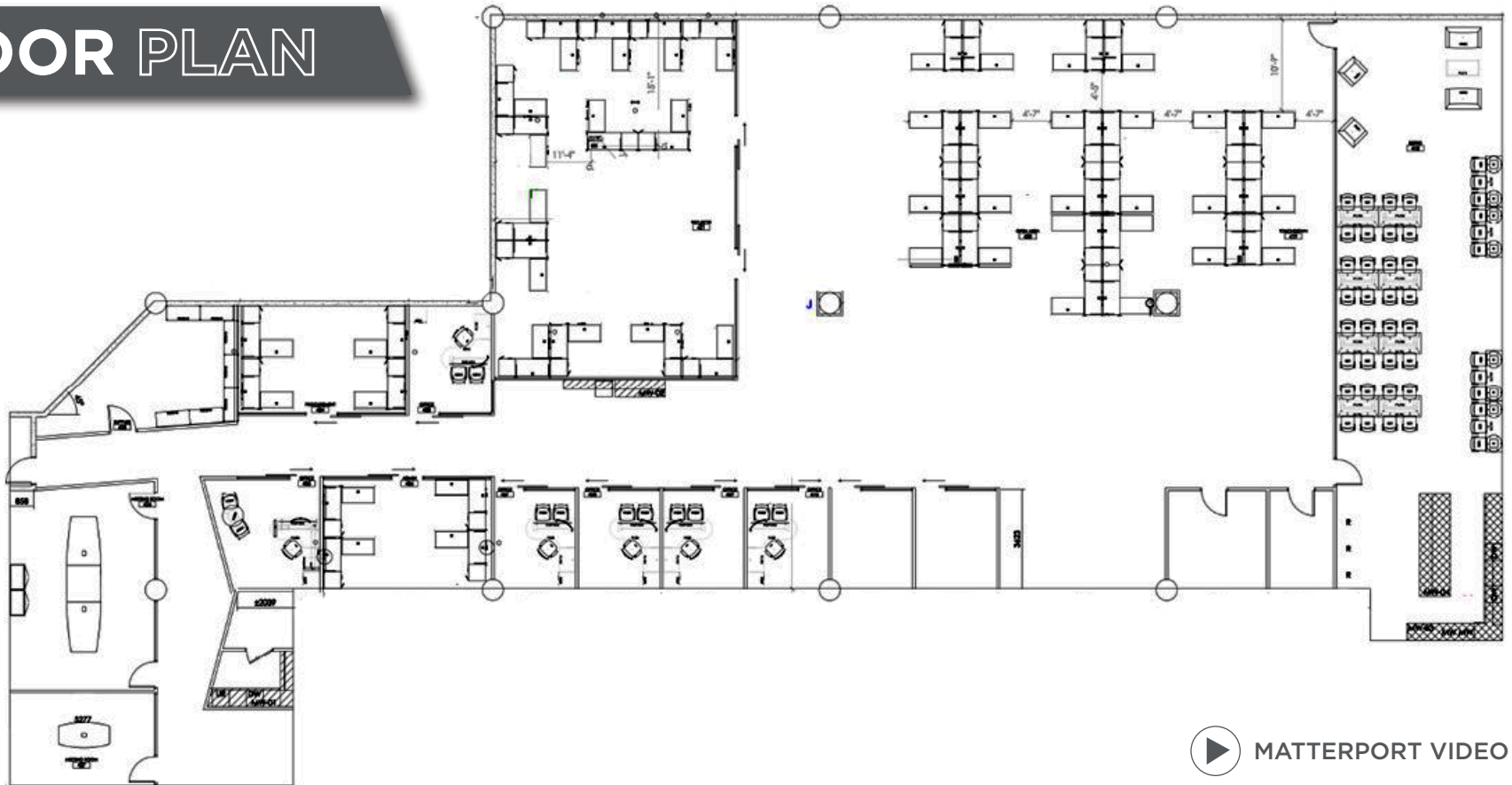
- High quality, modern improvements throughout with 10' - 12' ceiling heights.
- Layout includes 10 offices, 2 boardrooms, large open work areas, large staff lounge & kitchen, and storage space.
- Furniture and workstations are available and can be included.
- Direct access to several food and other 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

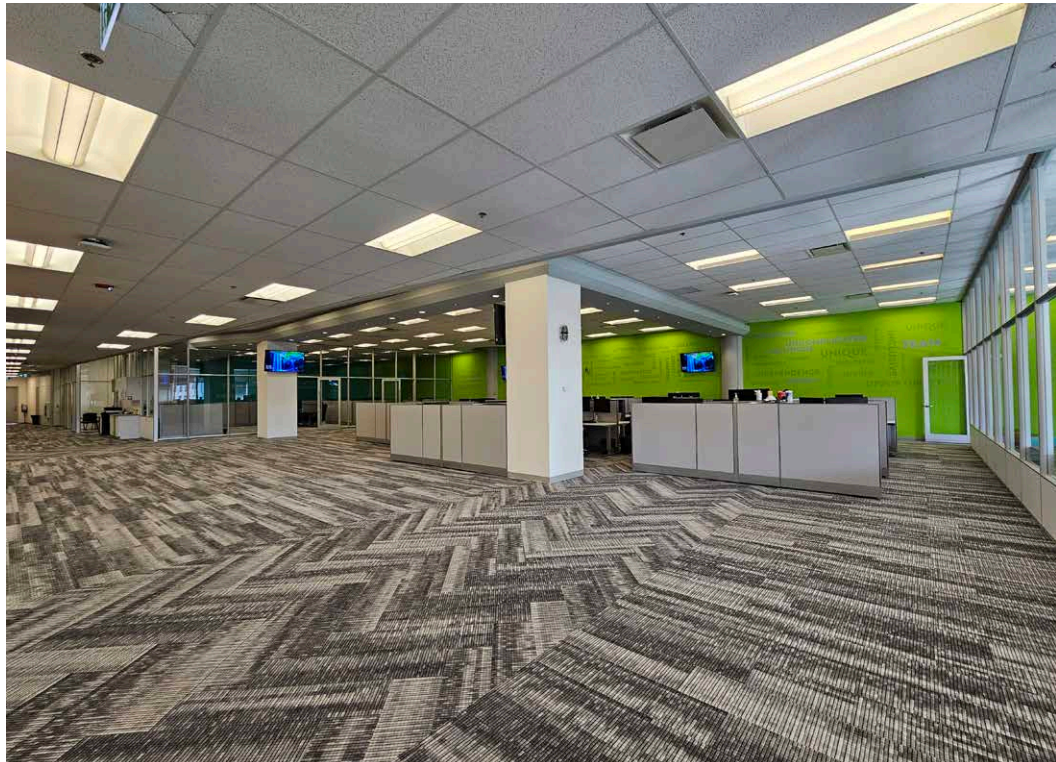
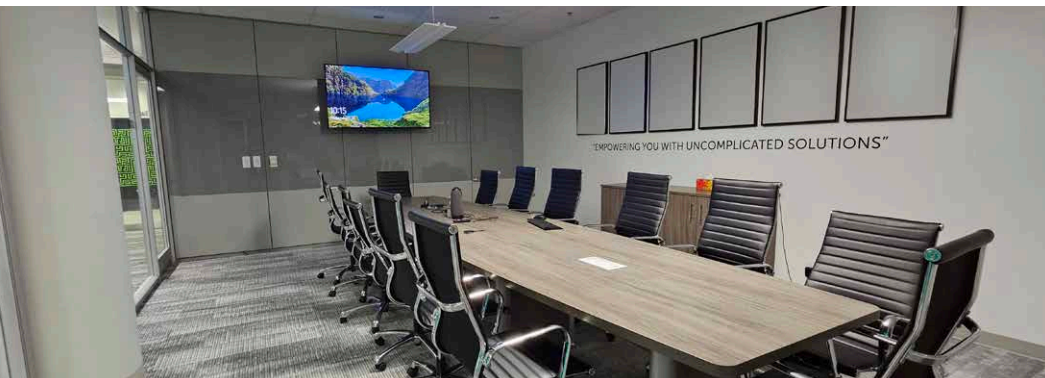
Municipal Address:	401, 10205 - 101 Street, Edmonton, AB
Parking Area:	13 stalls, mix of underground & surface (\$250 - \$405/month)
Available Space:	11,881 SF
Sublease Rate:	Operating Costs Only
Operating Costs:	\$14.94/SF (2023 Estimate)
Sublease Expiry:	August 31, 2029
Available:	Immediately
Sublease Term:	Flexible, shorter sublease term is negotiable



FLOOR PLAN



PROPERTY PHOTOS



NEW TENANT AMENITIES





**CUSHMAN &
WAKEFIELD**
Edmonton

LISTING TEAM

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