

1,133 - 5,685 SF AVAILABLE IMMEDIATELY

# CENTURY PLAZA EDMONTON, AB

**FOR LEASE**

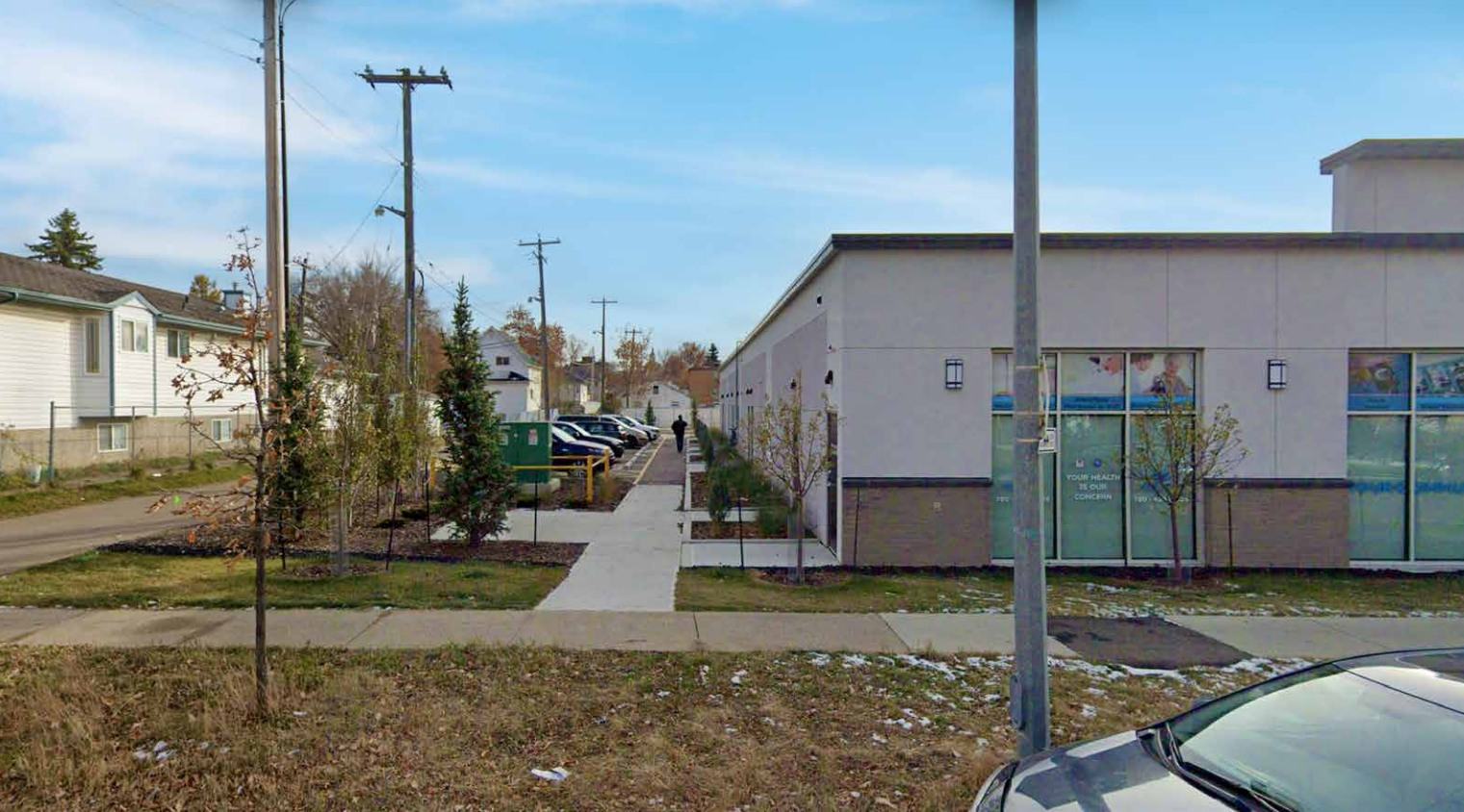
**Century Plaza**  
11031 97 Street, Edmonton, AB

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# THE OPPORTUNITY

Cushman and Wakefield Edmonton is pleased to present the opportunity to Lease space in Century Plaza along 97th Street. The building is newly constructed with multiple demising options available. The property features exceptional exposure with large street front windows allowing for great natural light. Strategically located only minutes from the Royal Alexandra hospital.

Ideal Tenants: Professional Services, Nail Salon, Quick Serve Restaurant, Medical Specialist, Daycare, and Dentist

## PROPERTY DETAILS

### MUNICIPAL ADDRESS

11031 97 Street, Edmonton AB T5H 2H1

### LEGAL DESCRIPTION

Lot 24A, Block 35, Plan 1821097

### ZONING

CB1 - Low Intensity Business Zone

### NEIGHBOURHOOD

Coronet Industrial

### BUILDING SIZE

Unit 1: 1,181 SF (±)

Unit 2: 1,134 SF (±)

Unit 3: 1,058 SF (±)

Unit 4: 1,133 SF (±)

Unit 5: 1,181 SF (±)

### PARKING

Rear surface parking onsite and surrounding

### LEASE RATE

\$22.00 Per SF

### OPERATING COST

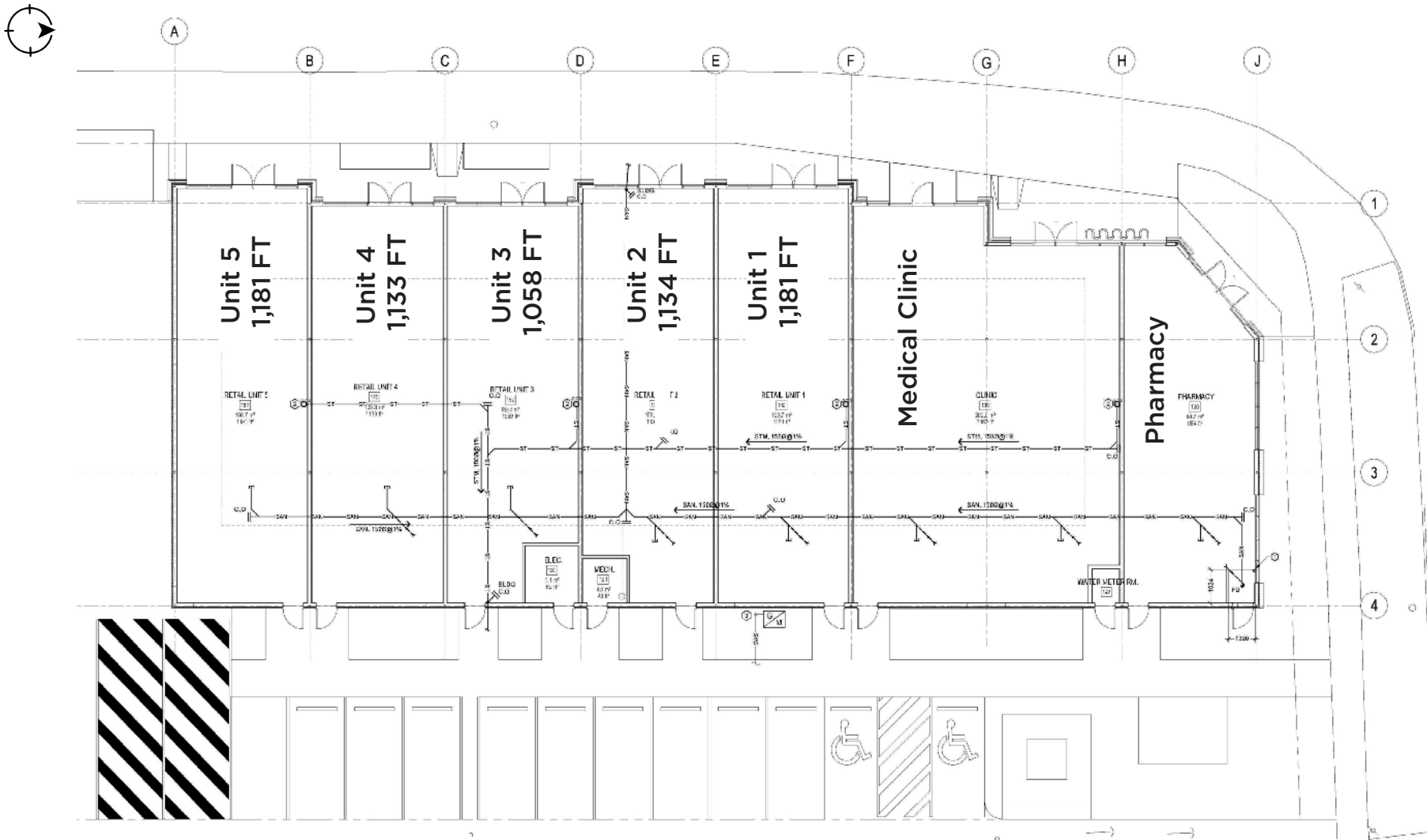
\$12.50 Per SF

### AVAILABILITY

Immediately



# SITE PLAN



# SITE AERIAL



111 AVENUE

SITE

101 STREET

97 STREET

KINGSWAY



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