

FOR LEASE THE SHOPS AT HIGH STREET

10177 125 Street and 12547 102 Ave NW,
Edmonton, AB





UNIQUE FOR LEASE OPPORTUNITIES AT THE SHOPS AT HIGH STREET

PROPERTY HIGHLIGHTS

- Rare units available for lease in this historic and well-positioned Shopping Centre.
- On-site parking with close access to residential, 124th Street and downtown Edmonton.
- 2 unique units available. Come join the following amazing retailers: Heart of the Home, Tiramisu Shoes, Carol's Sweets, Lux Beauty Boutique, Cloud Nine Pajamas, Cafe Versailles and many more!
- Great exposure to 125 Street.

Karina Lopez
Senior Associate
780 429 9393
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REGIONAL AND LOCAL TENANTS WANTED!

-  Boutique Retail
-  Specialty Retailer (Unique products, Eco store, collectibles)
-  Jewellery Store
-  Quick Service specialty food/deli

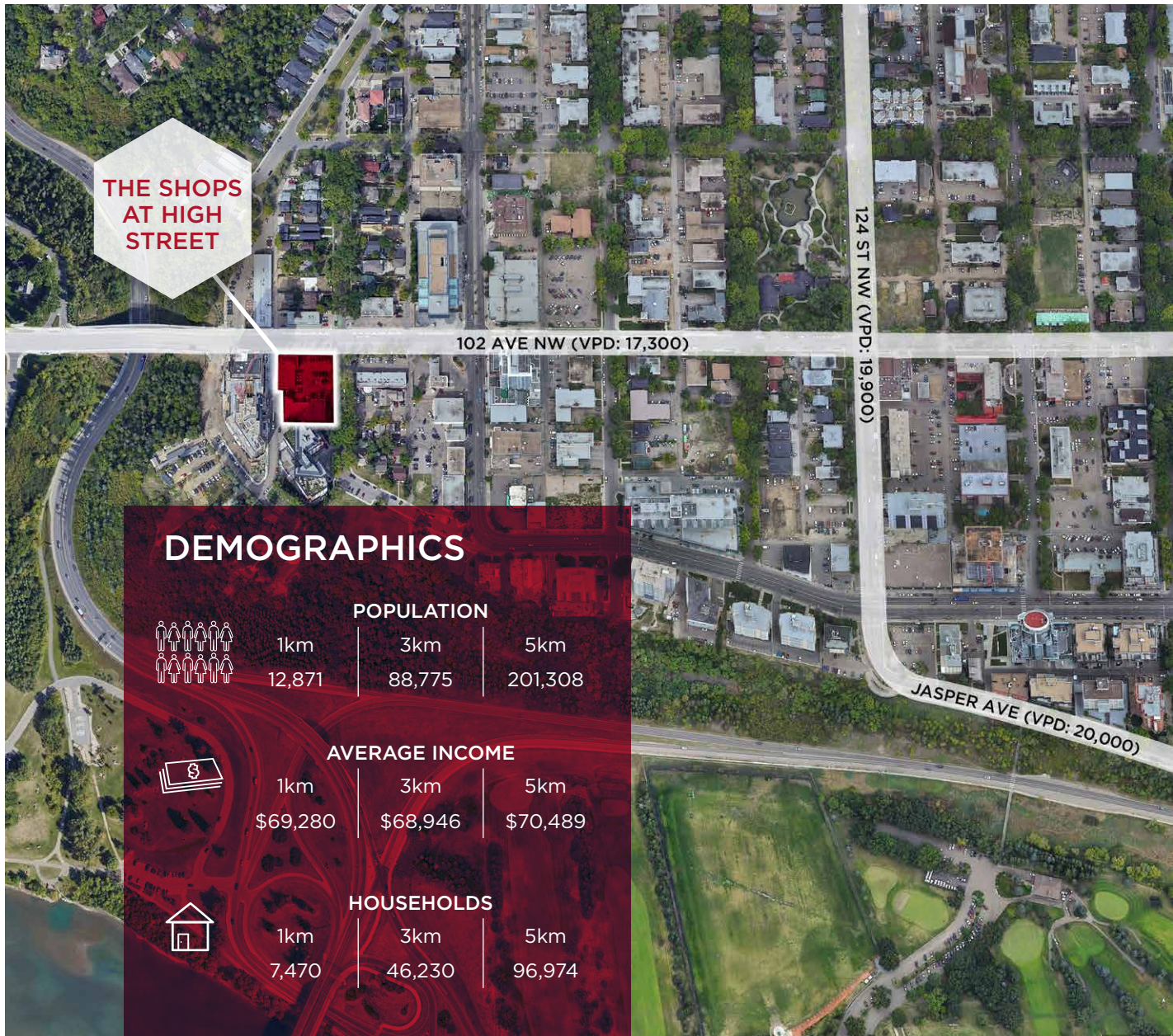
CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
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PROPERTY DETAILS

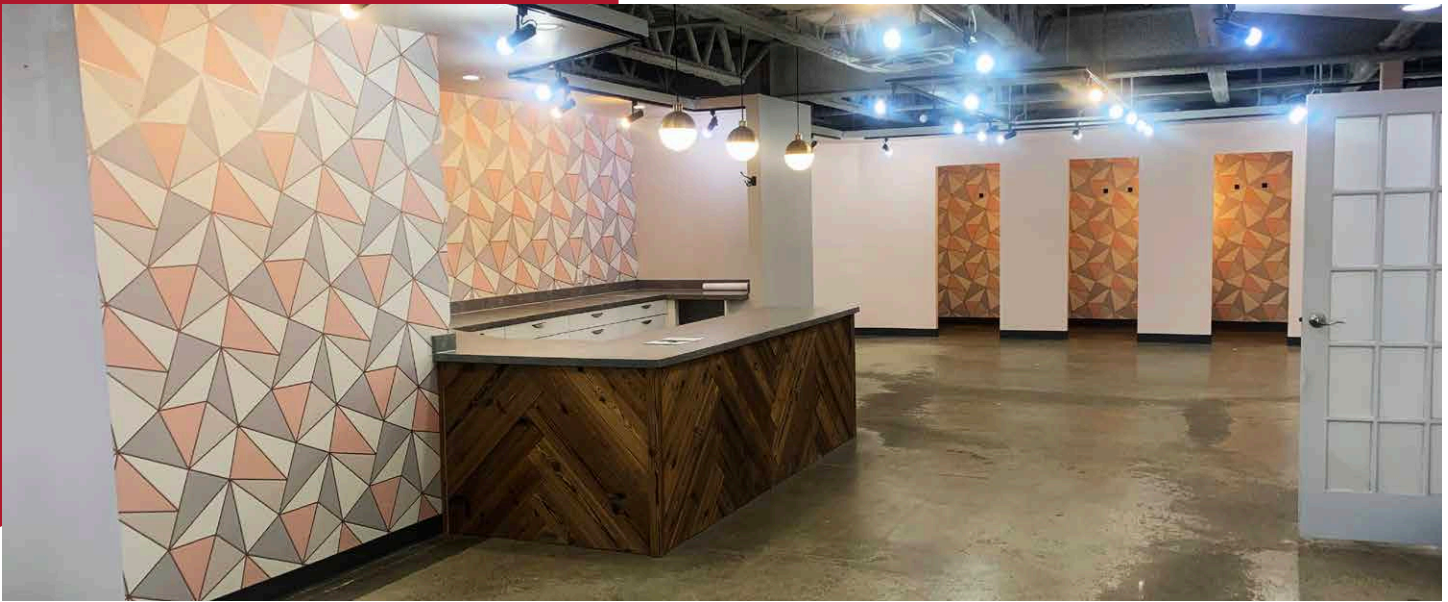
Municipal Address:	
± 2,300 SF	10177 125 Street
LEASED	12424 102 Avenue
± 750 SF	12509 102 Avenue
Zoning:	Site Specific Dev Control Provision (DC 2 (84)(2))
Neighbourhood:	Westmount/Glenora
Parking Area:	Surface (non-reserved)

Size:	Unit 1: Available Immediately ±2,300 SF Unit 2: LEASED 1,002 SF Unit 3: Available Immediately ±750 SF
Utilities:	Separately metered except for water which is included under the Additional Rent
Base Rent:	Approximately \$35.00 per SF plus 4% of management fee
Additional Rent Size:	Unit 1 (2,300 SF): \$11.64 per SF Unit 2 (LEASED): \$12.74 per SF Unit 3 (750 SF): \$19.09 per SF

AERIAL



UNIT 1



UNIT 3



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