



FOR LEASE **PLAZA 160**

750 SF Second Floor Office Available

AVAILABLE IMMEDIATELY

Unit 201A, 8119 160 Avenue
Edmonton, AB

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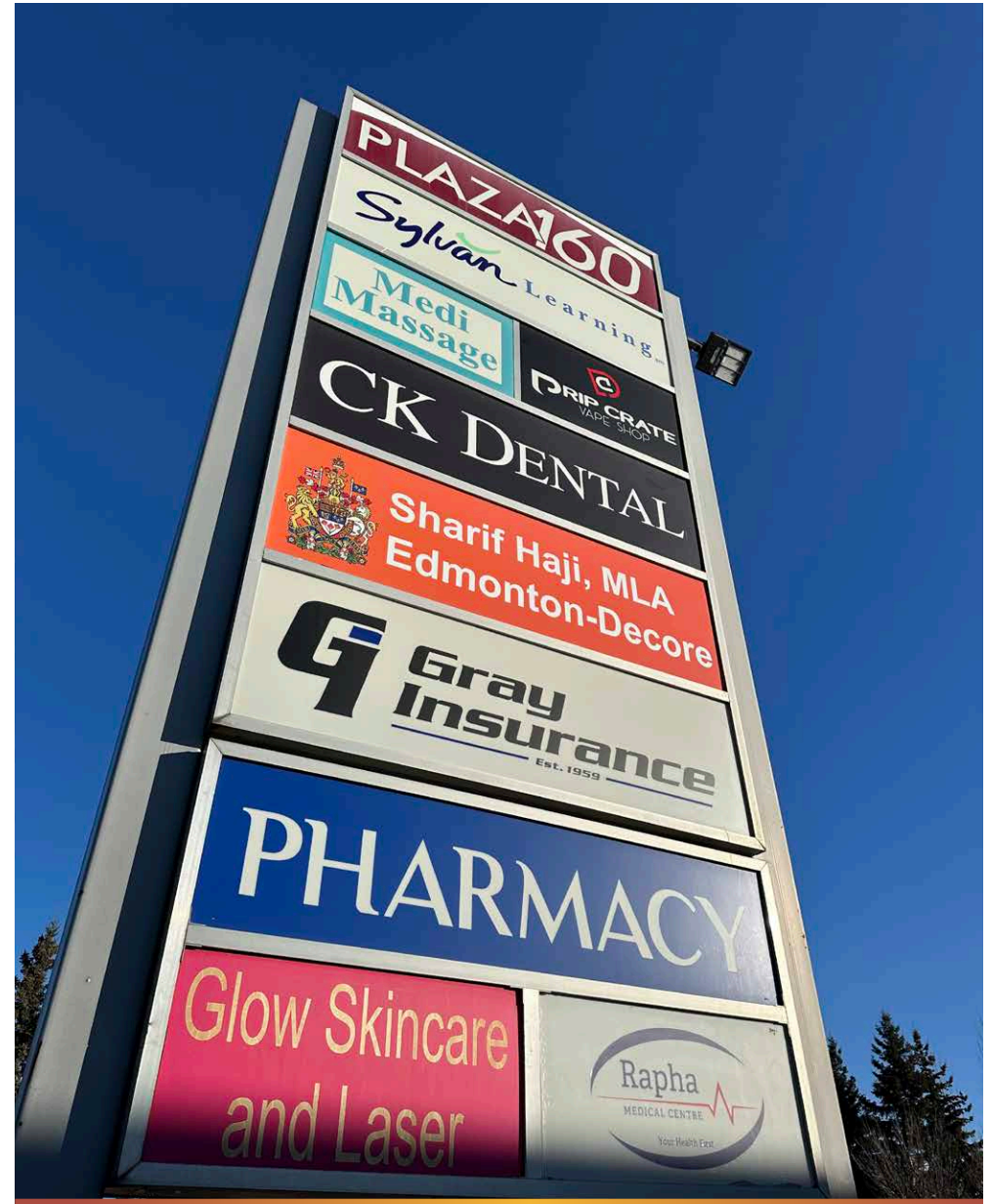
CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

PROPERTY HIGHLIGHTS

- Join Papa Johns Pizza, CK Dental, Gray Insurance, Rapha Medical Clinic, Sylvan Learning and many others!
- This 2nd floor corner office is located on the west corner of the building and features a front reception area and two examination rooms.
- Strategically located on the South West Corner of 82 Street and 160 Avenue.
- 82 Street sees over 25,506 Vehicles per day.
- Average household income within a 1km radius is \$151,657.
- DC2 - zoning allows for a wide variety of uses.
- High exposure signage opportunities available.
- Pylon signage available.
- Possession Available Immediately
- Lease Rate Market
- Additional Rent: \$14.00 (2025)

PROPERTY DETAILS

Legal Description:	Plan 8422616 Block 51 Lot 103
Neighbourhood:	Mayliewan
Built:	2008
Leaseable Space:	750 SF
Usable Space:	678 SF



AERIAL



DEMOGRAPHICS



POPULATION

1km	3km	5km
12,427	102,652	209,330



AVERAGE INCOME

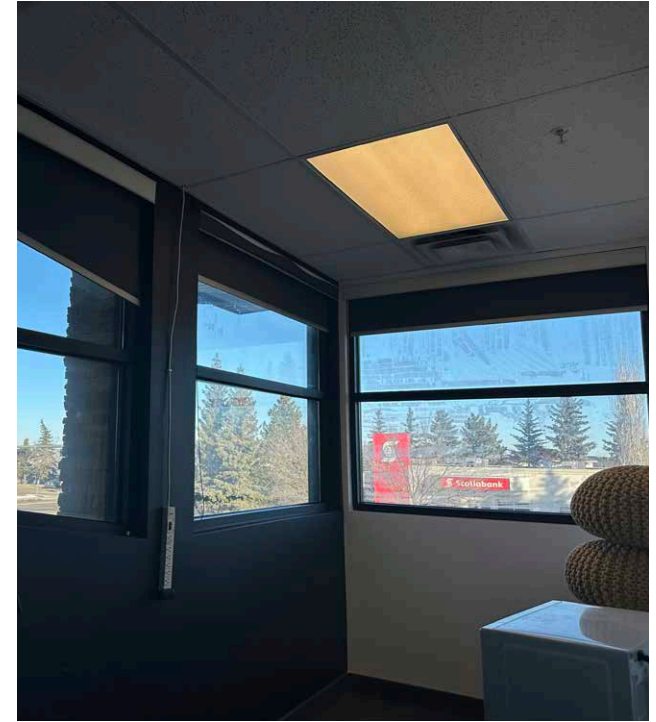
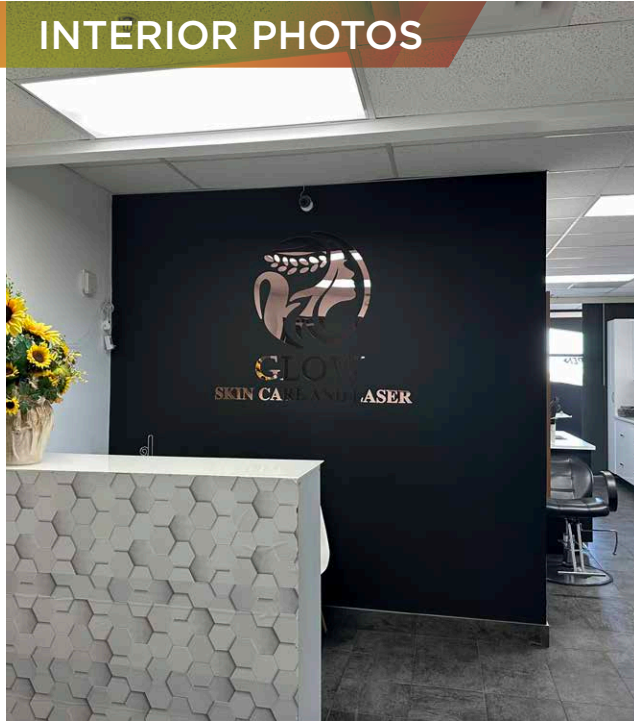
1km	3km	5km
\$151,657	\$131,010	\$123,072



HOUSEHOLDS

1km	3km	5km
3,875	33,856	70,450

INTERIOR PHOTOS



PROPERTY PHOTO



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