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RETAIL/PROFESSIONAL PRIME LEASE

8720 – 109 Street

Edmonton, Alberta



- Lease Space:** 1033 square feet, more or less
- Net Lease Rate:** \$45 per square foot (negotiable) plus TI allowance
- Operating Costs:** \$9.69 per square foot (est for 2010) plus all utilities
- Lease Term:** Three to Five Years, plus Renewal Option
- Occupancy:** Immediate
- Features:** Centre space in restored historical Garneau Theatre building
Two front doors (see site plan)
Exposed ceiling
Excellent signage opportunity
Huge exposure to over 30,000 cars daily
Close to main University of Alberta campus
Lots of spring and summer walk traffic
1940's façade with all new electrical, HVAC, plumbing, walls
Space for small patio at front (east-facing)
- Zoning:** CB1

**For further information and to view property call Nora Lizotte 780-499-9001
Liam Whalen 780-940-7296**

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