

VIEW ONLINE ▶

collierscanada.com/28095



FOR SALE/LEASE | 11611 - 107 Avenue, Edmonton | AB

Vibe Professional Centre

- Professional office condominiums, ideal for professional or medical uses
- Available immediately for fixturing
- Short distance to wide variety of amenities at the Brewery District, including restaurants, cafes, shopping and more
- Secure underground parking available, with additional surface parking
- Conveniently located only minutes away from Downtown Edmonton and the Royal Alexandra Hospital
- Ample visitor parking available

Fahad Shaikh, CPA, CA

Vice President
+1 780 969 3008
Fahad.Shaikh@colliers.com

Taylor Riar

Associate
+1 780 969 3022
Taylor.Riar@colliers.com

Phil Goh

Senior Vice President
+1 780 969 2989
Phil.Goh@colliers.com

vibe

Colliers Macaulay Nicolls Inc.

2210 Manulife Place, 10180 - 101 Street
Edmonton, AB | T5J 3S4

P: +1 780 420 1585
F: +1 780 424 7830



Accelerating success.

FOR SALE/LEASE | 11611 - 107 Avenue, Edmonton | AB

CLOCKWISE FROM TOP LEFT: Common area and elevator lobby, building exterior, main entrance



	LEASE OPTION	SALE OPTION
AVAILABILITY	2nd & 3rd floor - up to 12,932 SF 4th floor - up to 6,409 SF	2nd & 3rd floor - up to 12,929 SF 4th floor - up to 5,551 SF
ASKING RATE	\$22.00 / SF	\$295 / SF - \$310 / SF
OPERATING COSTS/CONDO FEES	\$12.00 / SF	\$5.00 / SF
PARKING RATIO	2:1,000 SF UG stalls \$175/stall/month	2:1,000 SF UG stalls \$35,000/stall
TENANT IMPROVEMENT ALLOWANCE	Negotiable	N/A
SIGNAGE	Front façade, light box on NW and SE corners of the building available	

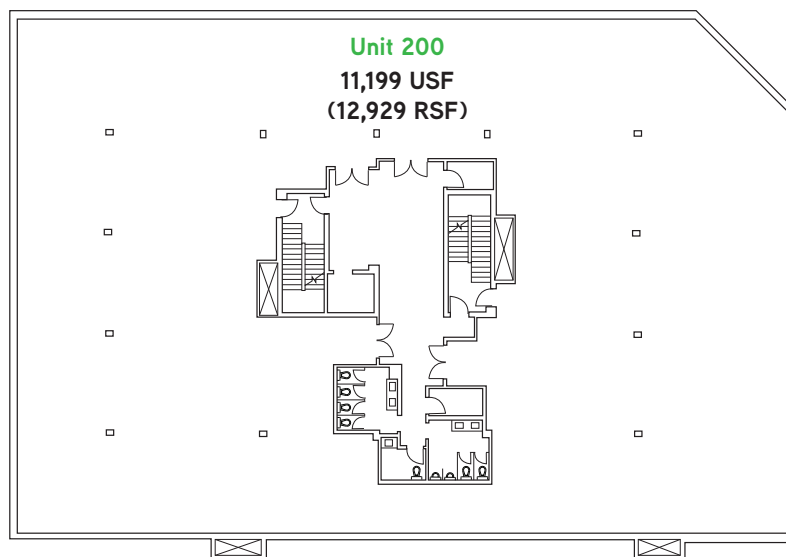
Second Floor

UNIT	LEASE OPTION	SALE OPTION
------	--------------	-------------

Unit 200
(Demisable)

\$22.00 / SF

\$3,303,705



Third Floor (flexible demising options available)

UNIT	LEASE OPTION	SALE OPTION
------	--------------	-------------

Unit 301

\$22.00 / SF

\$605,120

Unit 302

\$22.00 / SF

\$794,525

Unit 303

\$22.00 / SF

\$408,700

Unit 304

\$22.00 / SF

\$396,195

Unit 305

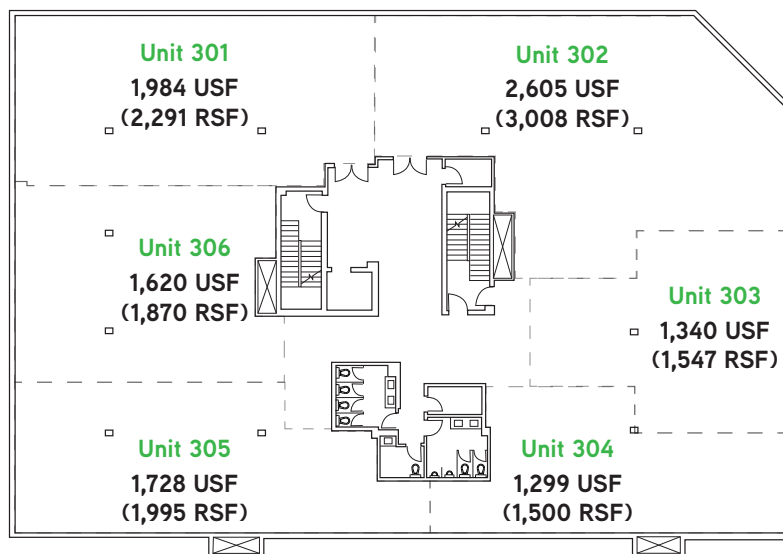
\$22.00 / SF

\$527,040

Unit 306

\$22.00 / SF

\$494,100



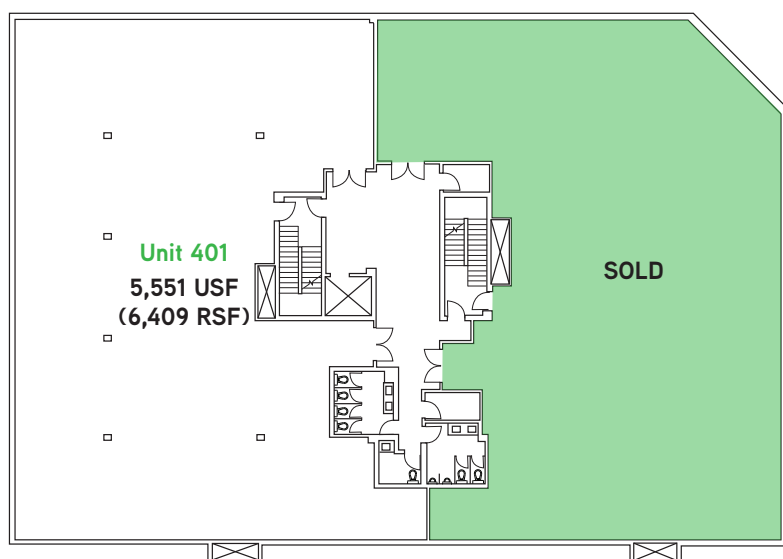
Fourth Floor

UNIT	LEASE OPTION	SALE OPTION
------	--------------	-------------

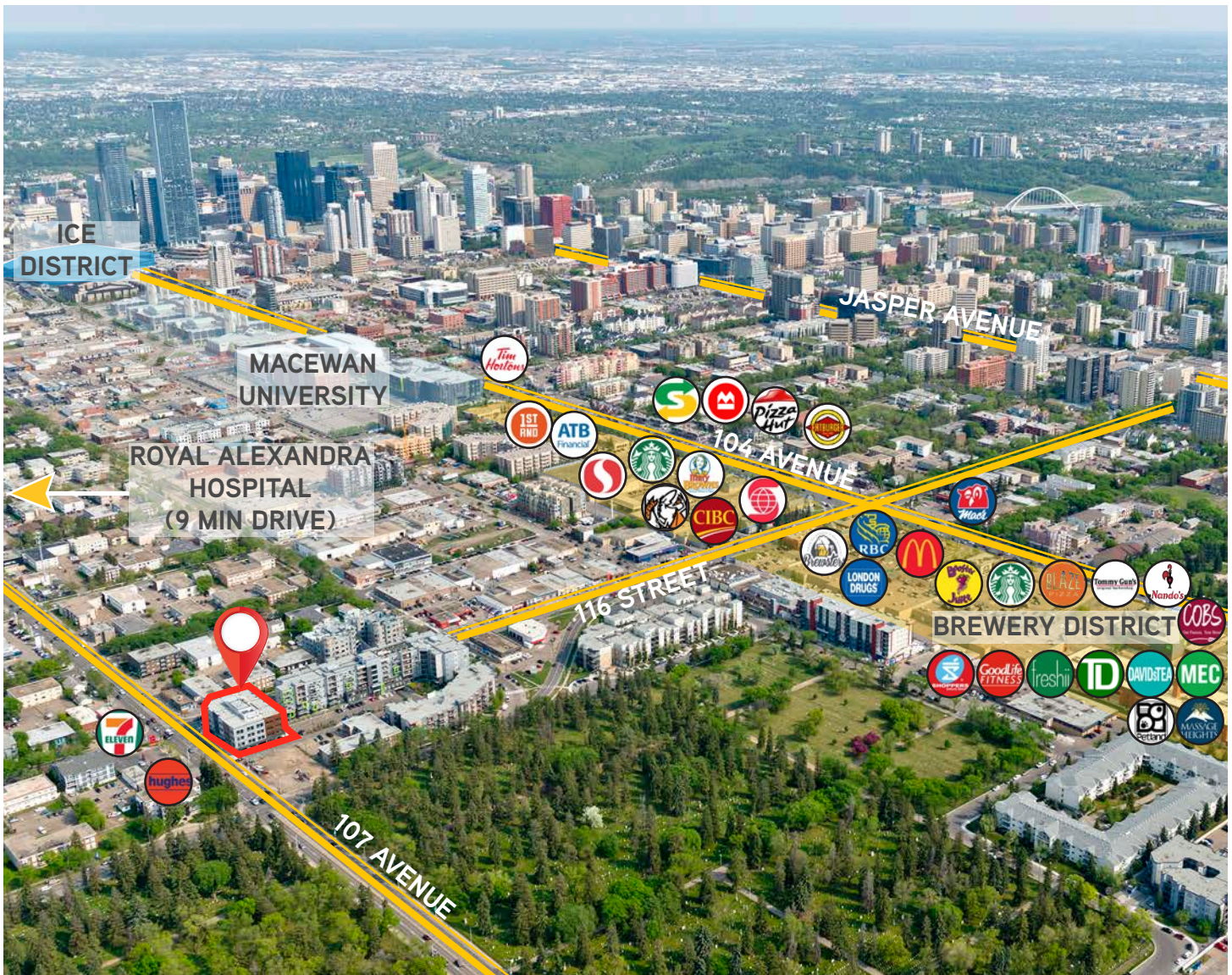
Unit 401
(Demisable)

\$22.00 / SF

\$1,720,810



Property Location



vibe

Contact us:

Fahad Shaikh, CPA, CA

Vice President
+1 780 969 3008

Fahad.Shaikh@colliers.com

Taylor Riar

Associate
+1 780 969 3022

Taylor.Riar@colliers.com

Phil Goh

Senior Vice President
+1 780 969 2989

Phil.Goh@colliers.com

Ian Bradley

Executive Vice President
+1 780 969 2996

Ian.Bradley@colliers.com

VIEW ONLINE

collierscanada.com/28095

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. (Edmonton). *Personal Real Estate Corporation. 190806



Accelerating success.