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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

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



	LEASE OPTION	SALE OPTION
AVAILABILITY	2nd & 3rd floor - up to 12,929 SF 4th floor - up to 6,409 SF	2nd & 3rd floor - up to 11,199 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	

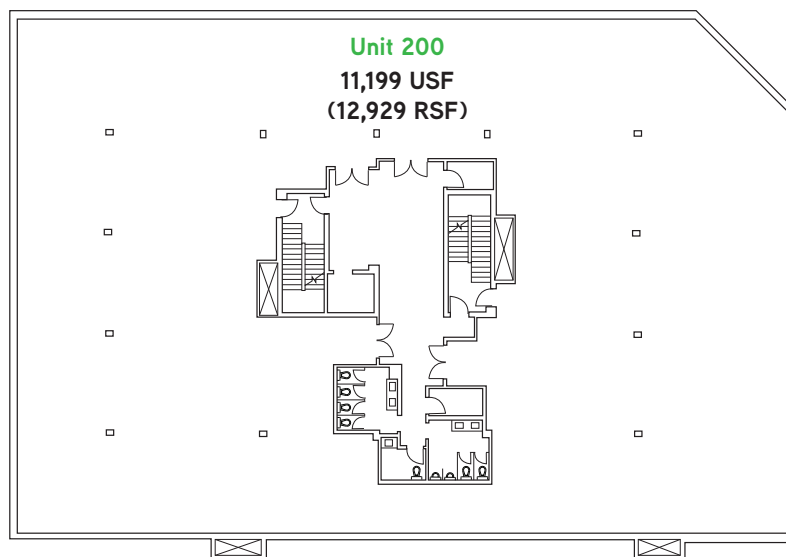
Second Floor

UNIT	LEASE OPTION	SALE OPTION
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Unit 200
(Demisable)

\$22.00 / SF

\$3,303,705



Third Floor (flexible demising options available)

UNIT	LEASE OPTION	SALE OPTION
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Unit 302

\$22.00 / SF

\$1,203,225

Unit 303

\$22.00 / SF

\$396,195

Unit 304

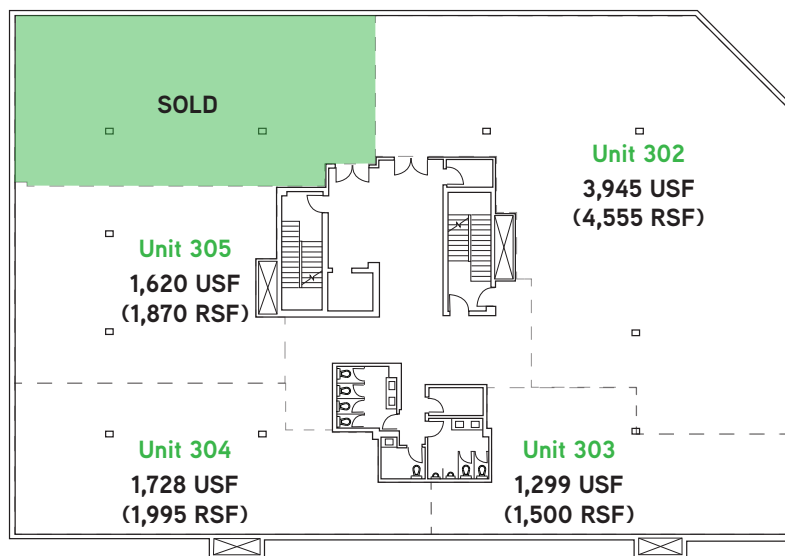
\$22.00 / SF

\$527,040

Unit 305

\$22.00 / SF

\$494,100



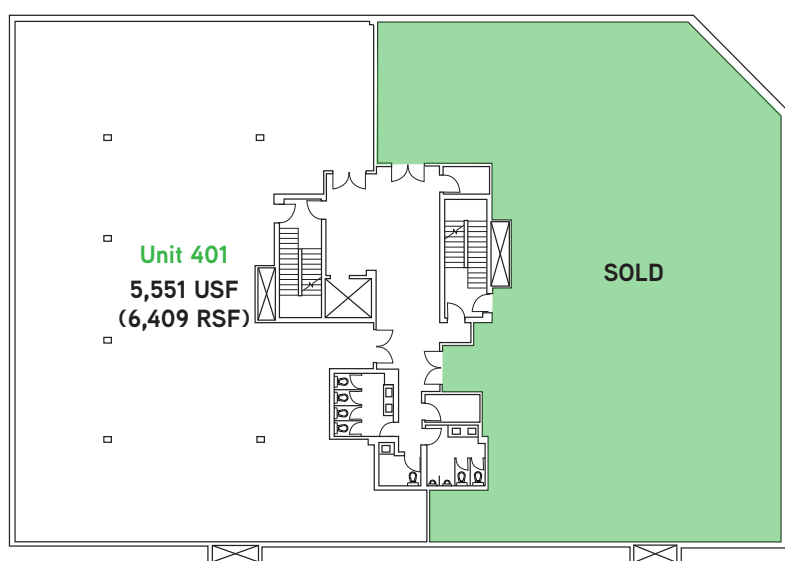
Fourth Floor

UNIT	LEASE OPTION	SALE OPTION
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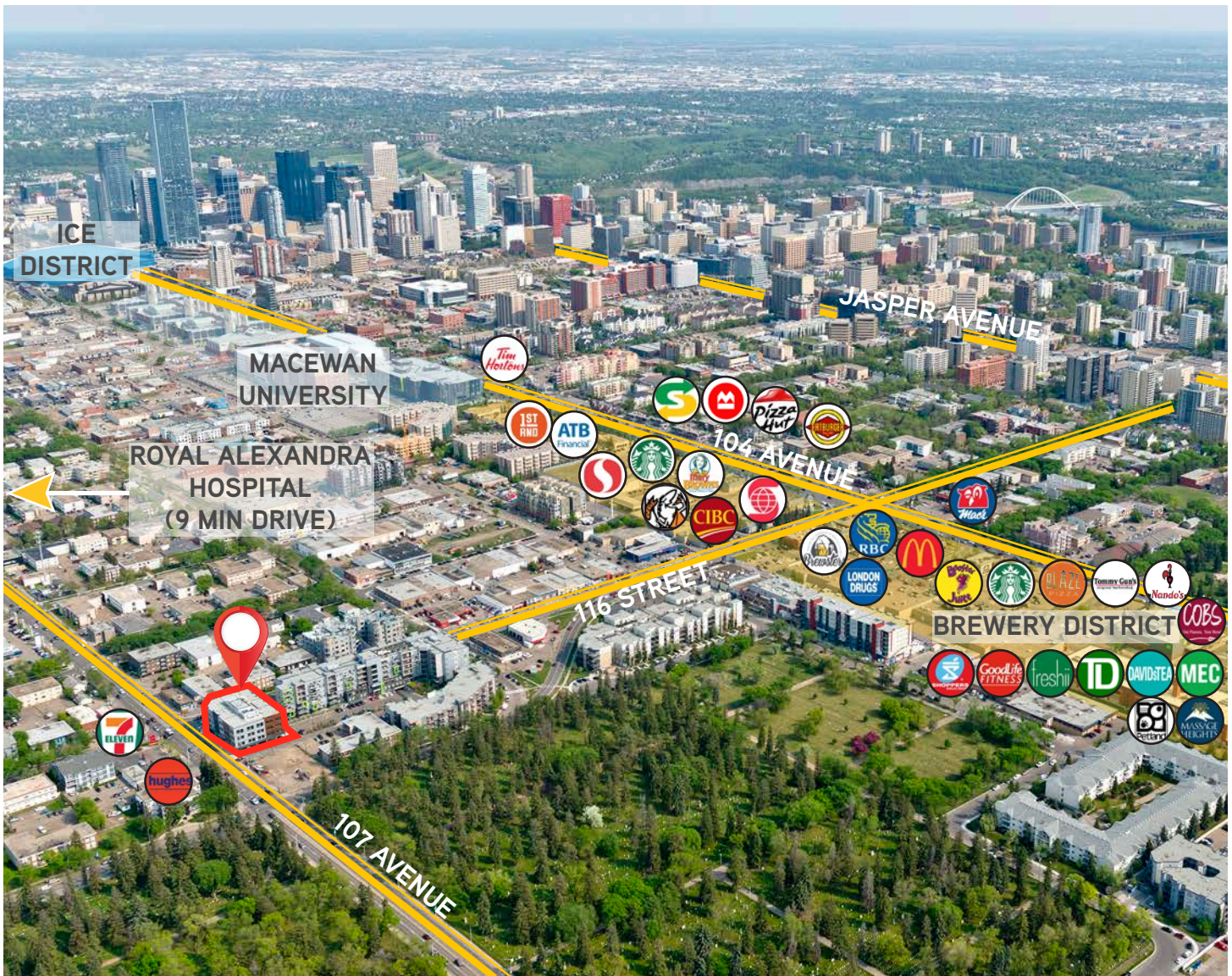
Unit 401
(Demisable)

\$22.00 / SF

\$1,720,810



Property Location



vibe

Contact us:

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