

FOR LEASE THE STRATHCONA

10302 - 82 AVE, EDMONTON, AB



▶ **500 - 6,000 SF**
4 UNIQUE LEVELS

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OPPORTUNITY

Re-imagine retail and office space. Be part of a unique marketplace concept in this revitalized historic building. Located on the corner of Whyte Avenue and Gateway Boulevard.

HIGHLIGHTS

- Iconic and fully renovated historic building
- Shared atrium area and washroom facilities
- Flexible demising options and possession dates
- Elevator and stairwell access to all floors
- Located on one of the highest exposure intersections in Edmonton
- Whyte Avenue's daytime population reaches over 94,000 people

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AREA + STATS / THE STRATHCONA

10302 - 82 AVE, EDMONTON, AB



U of A	5 minutes
Downtown	8 minutes
Southgate Mall	8 minutes
WEM	17 minutes
Sherwood Park	18 minutes



24,685
vehicles
per day



EXPOSURE
Iconic Whyte
Avenue



PARKING
street parking &
paid parking lots



TRANSIT
in close
proximity



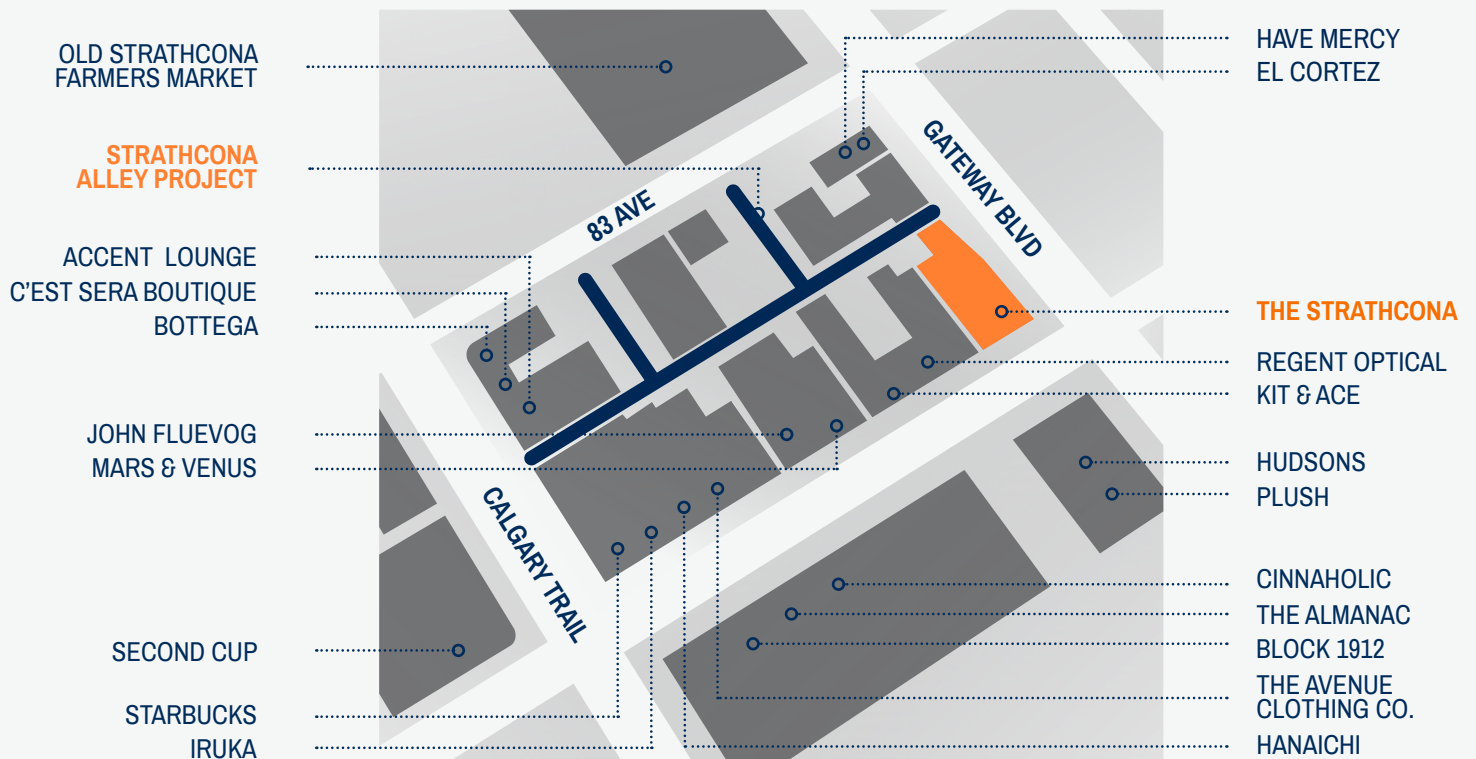
\$99,969
household income
average within 3 km



55,910
population
within 3 km



BUILDING
commercial building
for lease



DETAILS + FLOOR MAP / THE STRATHCONA

10302 - 82 AVE, EDMONTON, AB

Municipal Address: 10302 - 82 Avenue, Edmonton

Legal Description: Plan I, Block 68, Lots 1 and 2

Zoning: DC1 (18432) - Direct Development Control Provision

Parking: Adjacent parking lots and street parking

Opportunity: 500 to 6,000 SF contiguous space (each level)

Possession: Estimated Q3 - 2020

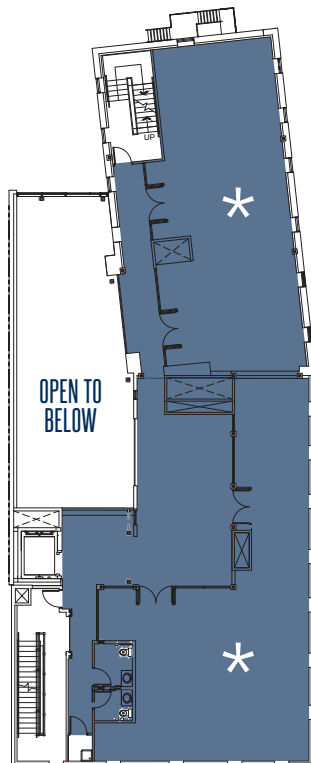
Lease Rate: Market

Operating Costs: TBD

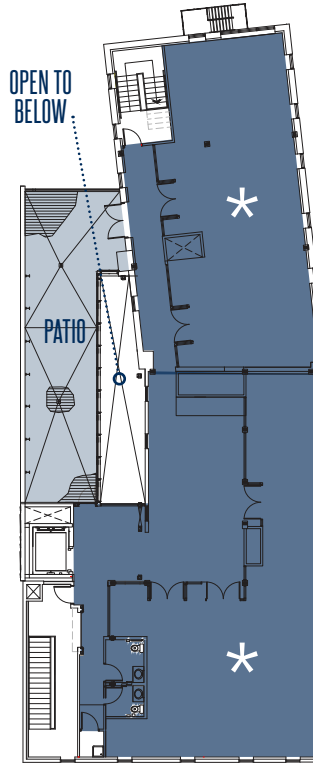
MAIN FLOOR



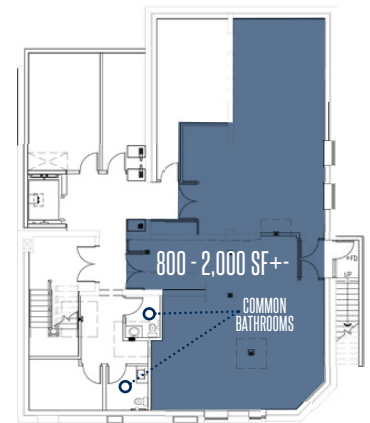
2ND FLOOR



3RD FLOOR



LOWER FLOOR



* 2ND AND 3RD FLOOR HAVE FLEXIBLE DEMISING OPTIONS: 500 - 6,000 SF
COMMON WASHROOMS LOCATED IN THE BASEMENT



WHYTE AVE





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