

Location:

Centre West is located in the heart of Edmonton's Government sector at 10035-108 Street, just three blocks to the Alberta Legislature Building, ½ block to Jasper Avenue and only one block to the LRT station at 107 Street. Within two blocks there are 21 major office buildings totaling 3.5 million square feet.

44 Capital Boulevard is directly across the street with 363,000 square feet. The Capital Health Authority has recently occupied 160,000 square feet at Seventh Street Plaza directly across the lane and is connected to from Centre West by pedway.



Description:

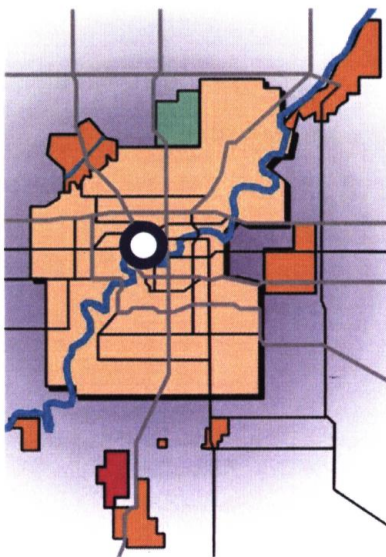
The main floor area offers 5,835 square feet For Lease, providing a rare opportunity to secure a storefront location with a separate entrance.

Centre West has 135,810 square feet, almost entirely leased to the Alberta Government. The building is serviced by underground and surface parking stalls.

Comments:

Ideal uses include:

- Restaurants/catering.
- Retail.
- Quasi-retail.
- Office.
- Learning centre.

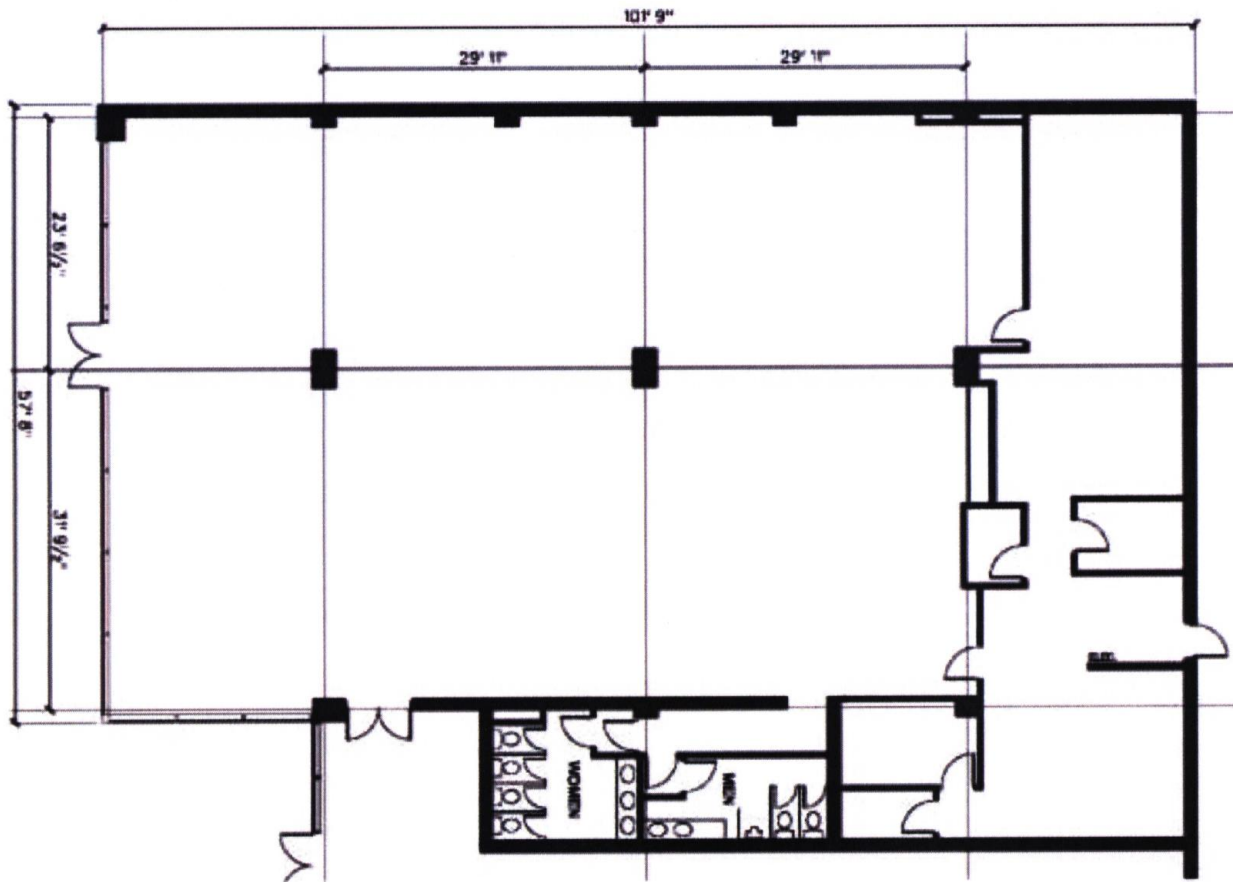


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