

**AVISON
YOUNG**

10950 - 23 Avenue
Edmonton, AB

OFFICE SPACE FOR LEASE

Century Park Professional Centre



DAYCARE COMING SOON | ONLY 2,217 SF REMAINING

Get more information

Jason Gardner

Principal

+1 780 429 7569

jason.gardner@avisonyoung.com

Karnie Vertz

Principal

+1 780 429 7551

karnie.vertz@avisonyoung.com

Braydan Guy

Analyst

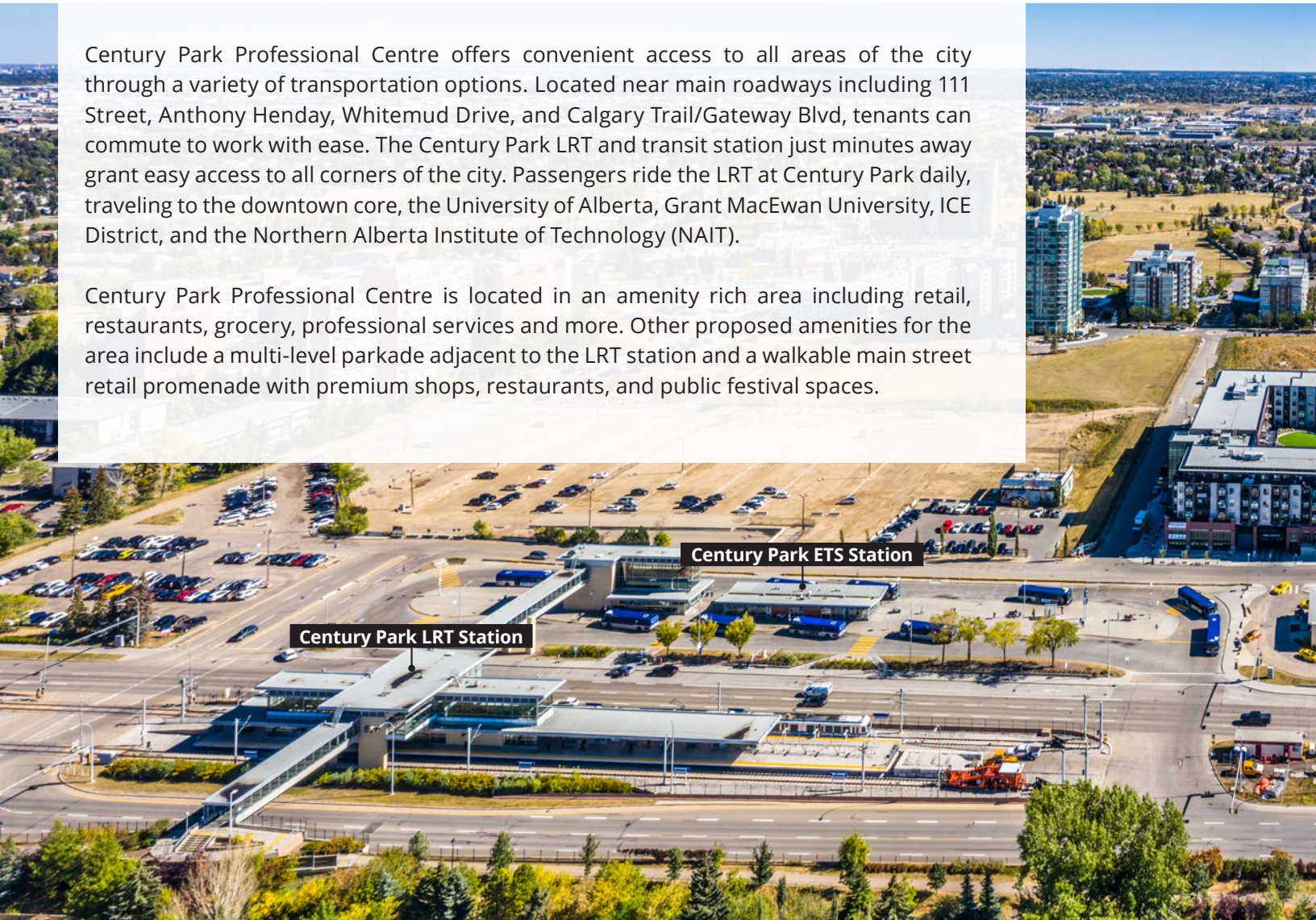
+1 780 708 2658

braydan.guy@avisonyoung.com

Located in Century Park, a mixed-urban village that anchors the South LRT Extension.

Century Park Professional Centre offers convenient access to all areas of the city through a variety of transportation options. Located near main roadways including 111 Street, Anthony Henday, Whitemud Drive, and Calgary Trail/Gateway Blvd, tenants can commute to work with ease. The Century Park LRT and transit station just minutes away grant easy access to all corners of the city. Passengers ride the LRT at Century Park daily, traveling to the downtown core, the University of Alberta, Grant MacEwan University, ICE District, and the Northern Alberta Institute of Technology (NAIT).

Century Park Professional Centre is located in an amenity rich area including retail, restaurants, grocery, professional services and more. Other proposed amenities for the area include a multi-level parkade adjacent to the LRT station and a walkable main street retail promenade with premium shops, restaurants, and public festival spaces.



Building Highlights

- Fully accessible
- Excellent proximity to Century Park Transit Centre
- Prominent tenant building signage available
- Excellent onsite and axillary amenities in area
- Close proximity to Whitemud Drive and Anthony Henday Drive

Century Park Professional Centre

10950 23 Avenue, Edmonton, AB



167,485

Population within 5 km

\$94,767

Average household income within 5 km

29,400

Vehicles per day along 23 Avenue

30 MINUTE LRT

15 MINUTE LRT

5 MINUTE WALK

MacEwan University
John & Maggie Mitchell Gallery
22 MIN LRT

Commonwealth Stadium
24 MIN LRT

Rodgers Place
Ice District
19 MIN LRT

City Center
Churchill Square
Citadel Theatre
Alberta Gallery of Art (AGA)
17 MIN LRT

U of A North Campus
12 MIN LRT

U of A South Campus
7 MIN LRT

Southgate Mall
5 MIN LRT

Century Park Station
5 MIN WALK

Starbucks
5 MIN WALK

South Edmonton Common
5 MIN DRIVE

Safeway
2 MIN WALK

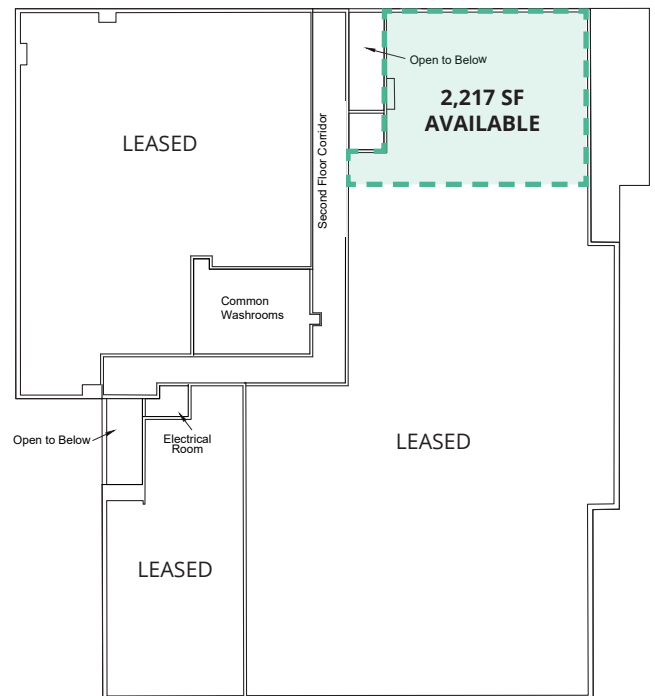
For Lease

Century Park Professional Centre 10950 23 Avenue, Edmonton, AB



Offering Summary

Area Available:	2,217 sf Corner unit with excellent natural light and exclusive elevator access into the unit
Net Rent:	\$23.00 - \$25.00 psf
Additional Rent:	\$18.92 psf Including utilities
Parking:	3.84/1,000 sf Surface stalls, free of charge
Zoning:	CSC (Shopping Centre Zone)



Jason Gardner
Principal
+1 780 429 7569
jason.gardner@avisonyoung.com

Karnie Vertz
Principal
+1 780 429 7551
karnie.vertz@avisonyoung.com

Braydan Guy
Analyst
+1 780 708 2658
braydan.guy@avisonyoung.com

