

| WINDSOR PLAZA |
8627 109 STREET | EDMONTON | AB
**COMMERCIAL SPACE
FOR LEASE**



LOCATED ALONG ONE OF EDMONTON'S
BUSIEST COMMUTER CORRIDORS

- Up to 9,103 sf fixtured fitness space available immediately
- Strategically located to serve Garneau, one of the densest neighbourhoods in Edmonton, as well as the student population living in close proximity to the University of Alberta
- Rare, large surface parking lot for customer use makes this site ideal for fitness, medical, professional, and other high-demand parking users
- Take advantage of existing infrastructure such as washroom, HVAC, electrical to save on construction costs
- Existing tenant is flexible with potential users and occupancy options, such as shared space, co-tenancy, or scheduling arrangement

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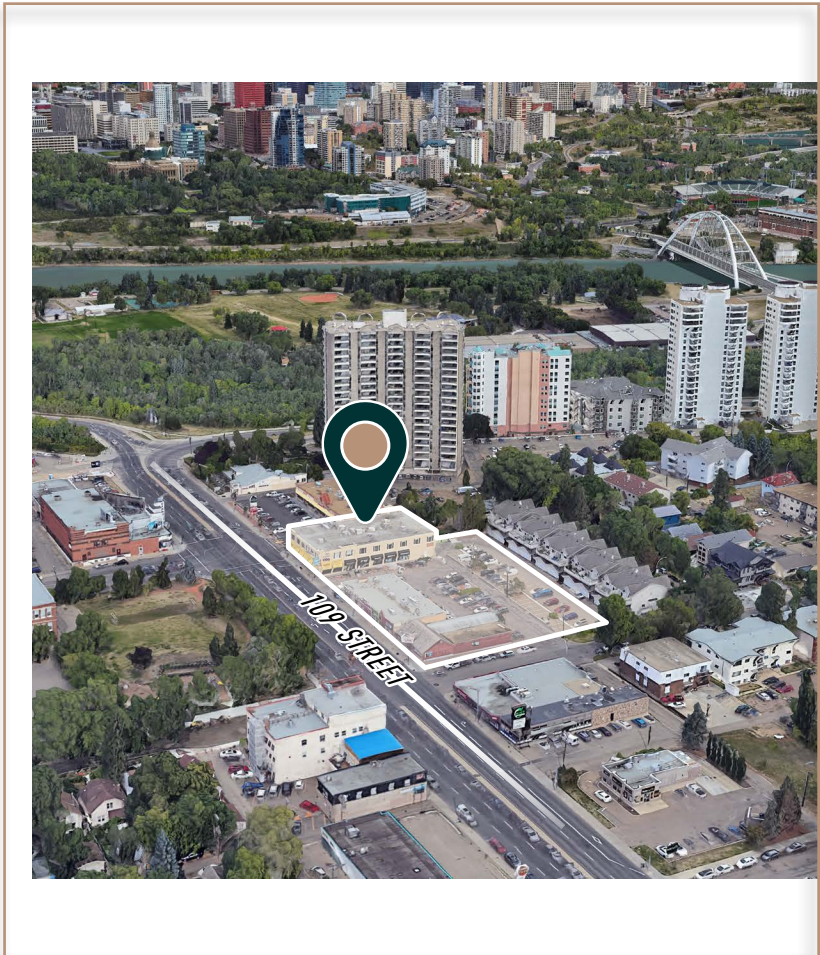
PROPERTY FEATURES

Vacancy	Up to 9,103 sf
Available	Immediately
Municipal	8627 109 Street
Zoning	Low Intensity Business Zone (CBI)
Basic Rent	Economical
Op Costs	\$16.00 psf (2024 est.)
Utilities	Separately metered
Parking	101 surface stalls

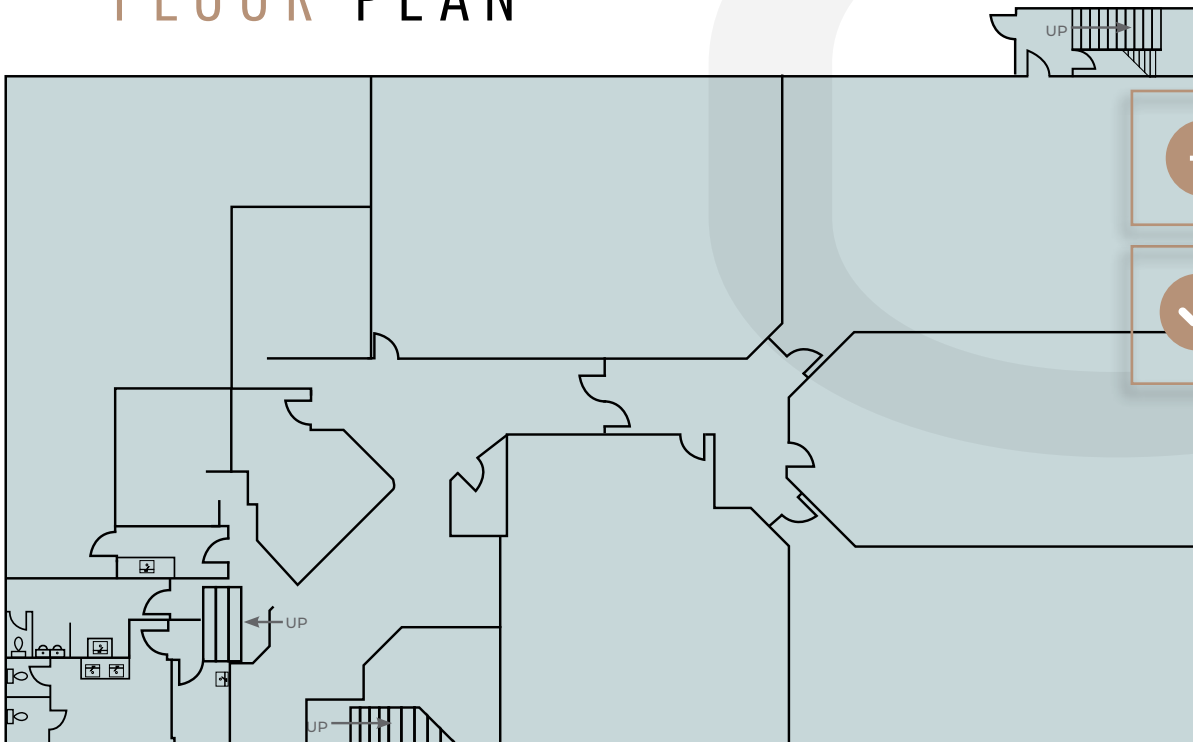
 CLOSE PROXIMITY TO UofA

 101 SURFACE PARKING STALLS

 HIGH DENSITY COMMUNITY



FLOOR PLAN



 UP TO 9,103 SF

 SHARED SPACE OPPORTUNITY

BE THE CENTRE OF ATTENTION

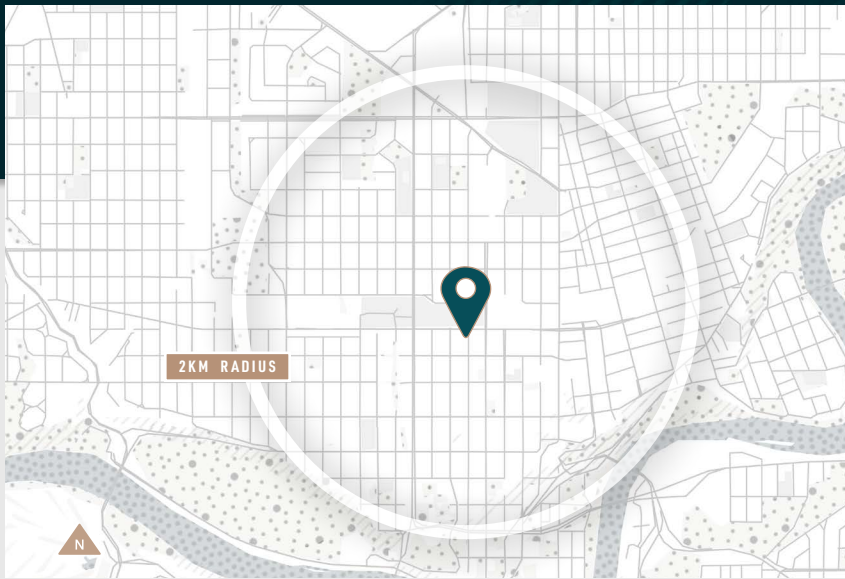
109 STREET IS ONE OF EDMONTON'S BUSIEST COMMUTER CORRIDORS LINKING SOUTH EDMONTON TO THE DOWNTOWN CORE.

It is uniquely positioned, just east of the University of Alberta campus, and between some of Edmonton's densest communities, Garneau and Old Strathcona. Close proximity to the UofA means businesses can take advantage of steady traffic, from the 42,000 student population and 14,000 employee base just a few steps away. The site is also easily accessible by car, public transit, bike and pedestrians.



IDEALLY SITUATED

8625 109 STREET | EDMONTON | AB



+ 30,200 VPD ON 109 STREET

[POPULATION]

45,410 residents

61,142 daytime population

9.6% growth (2016-2022)

16.6 % projected growth (2021-2026)

[AGE]

0-19 yrs = 9.3%

20-39 yrs = 53.3%

40-59 yrs = 18.5%

60+ yrs = 18.9%

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[INCOME]

Average household income of \$ 99,427

23.3% of households earn \$60,000 to \$100,000

31.7 % of households earn more than \$100,000

[TRAFFIC]

30,200 VPD on 109 Street

13,299 VPD on 87 Avenue

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