

## CENTRE 35

3523 99 Street, Edmonton, AB

11,006 SF

HIGH PROFILE SHOWCASE SPACE

# INDUSTRIAL FOR SUBLEASE



- 11,006 SF of meticulous showroom space available immediately
- High end finishes throughout
- Bright, open and well thought out floor plan ready for your touches
- High exposure to 99 Street
- Easy access with ample parking on site

GABRIEL LORIEAU  
Partner  
780.540.5324  
gabriel.lorieau@omada-cre.com

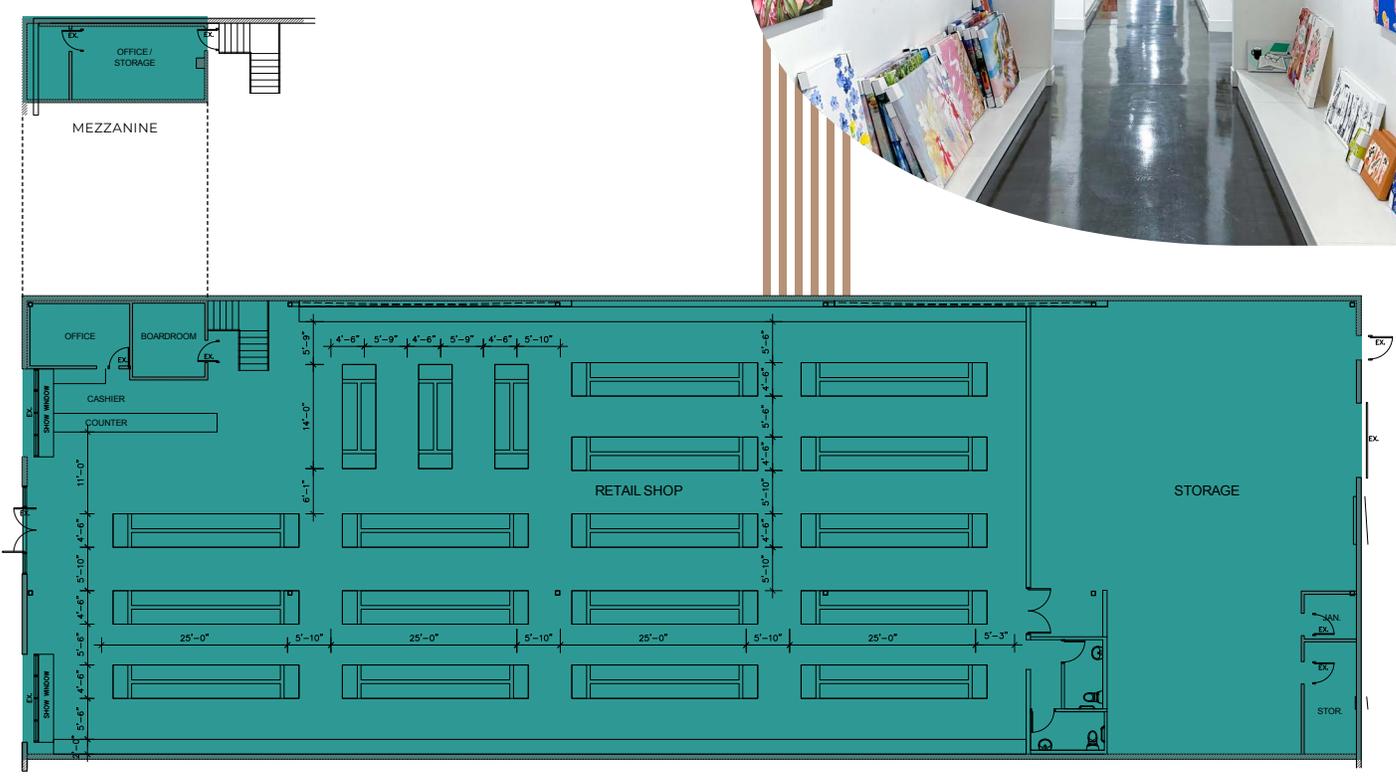
# PROPERTY FEATURES

Vacancy	11,006 SF
Available	Immediately
Headlease Expiry	October 31, 2033
Municipal	3523 99 Street, Edmonton AB
Access	99 Street
Zoning	<a href="#">BE (Business Employment)</a>
Basic Rent	\$15 PSF
Op. Cost	\$8.63 PSF
Ceiling	20' (TBC)
Loading	Grade Loading w/ 14' door
HVAC	3 x 12.5 TON units

Power	225 AMP 120/208V 3 Phase 4 Wire
Lighting	LED
Fire	Sprinklered
Yard Details	Paved
Parking	Ample
Signage	Fascia, Pylon
Tenant Mix	Big Al's Aquarium, Furniture Surplus



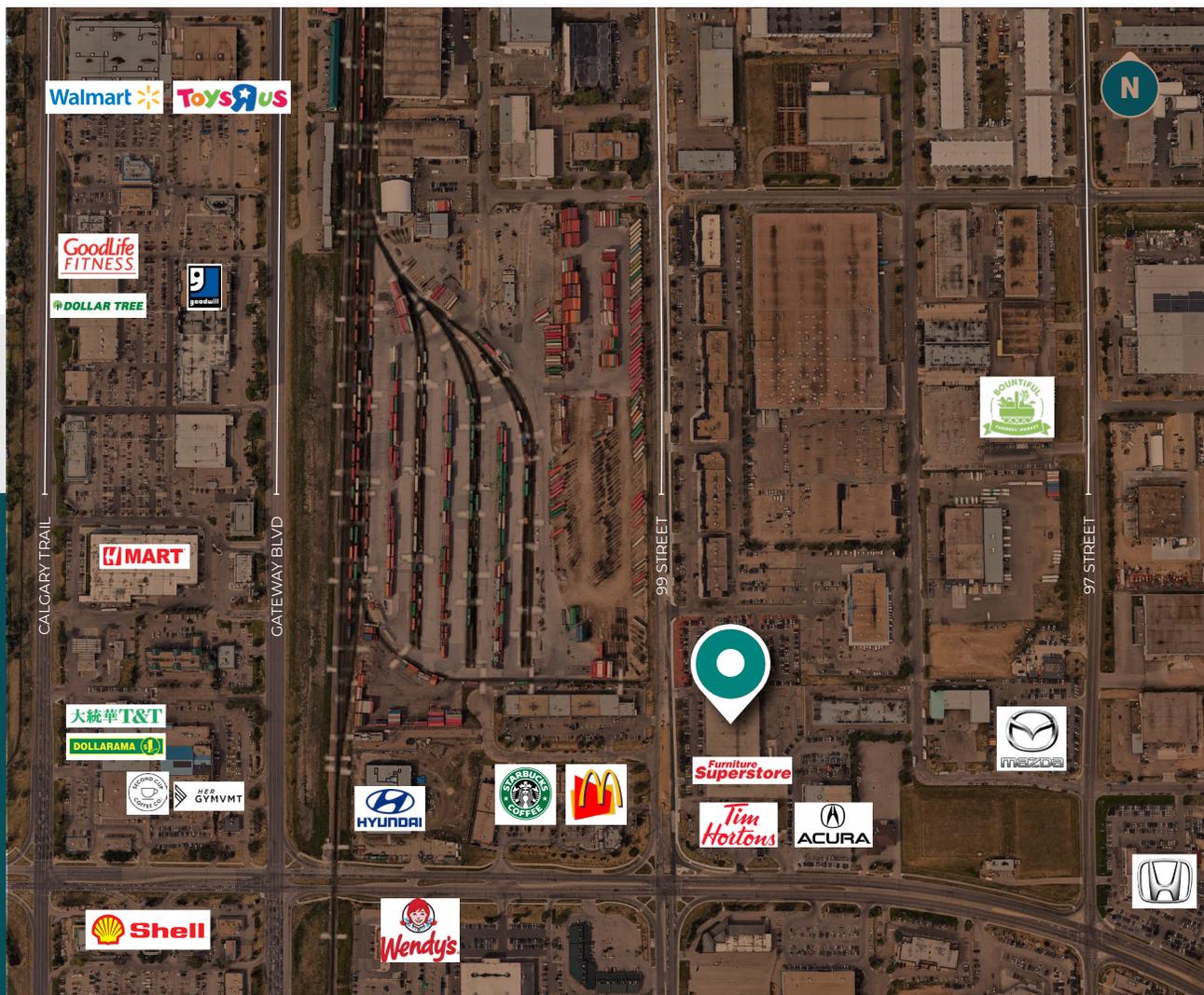
# SITE PLAN



# PRIME HIGH-END SHOWROOM SPACE FOR SUBLEASE ON 99 STREET

This Sublease offers a unique opportunity to occupy high end showroom space along the very desired 99 Street! The spaces offers modern finishes throughout and ready for many different applications. The building is well situated along 99 Street, just North of 34 Avenue. It is a high profile traffic node with incredible access from all over the City. Whitemud Drive and Anthony Henday are both nearby making it a great destination for any business.

This opportunity won't last long, take advantage of this highly sought after showroom space along 99 Street! Your business will thrive here.



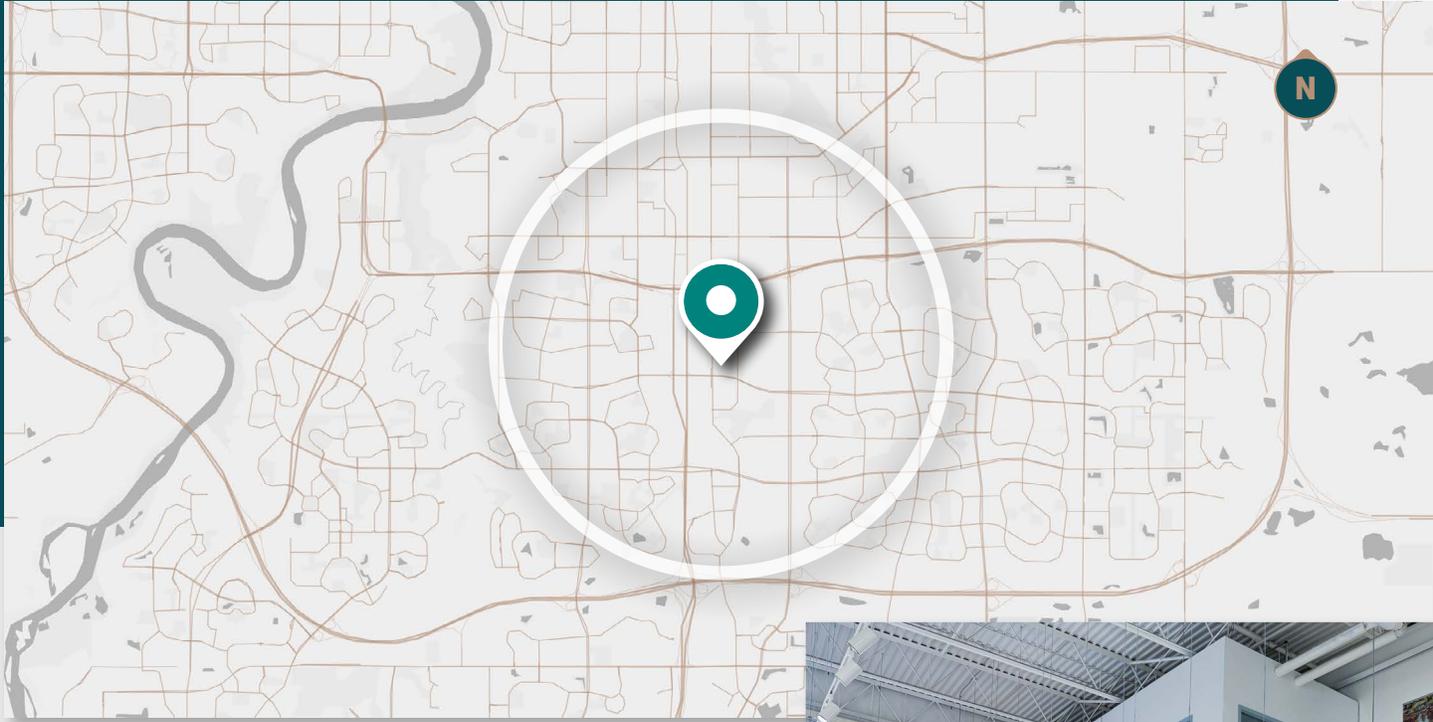
HIGH EXPOSURE WITH OVER 21,000 VPD



HIGH END FINISHES THROUGHOUT



BRIGHT, MODERN SHOWROOM



**+ 21,700 VPD ALONG 99 STREET**



## AREA DEMOGRAPHICS

2 KM RADIUS

**83,206**

DAYTIME POPULATION

55,575 residents  
5.3% growth (2018-2024)  
27.4 % projected growth (2024-2029)

**\$101,109**

AVERAGE HOUSEHOLD INCOME

27.2% earn \$60-100,000  
37.3% earn \$100,000+

**32.8%**

20-39 YRS

0-19 yrs = 21.1%  
40-59 yrs = 32.8%  
60+ yrs = 23.0%

GABRIEL LORIEAU

Partner

780.540.5324

[gabriel.lorieau@omada-cre.com](mailto:gabriel.lorieau@omada-cre.com)

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. February 21, 2025

OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL  
1400 Connect Tower  
10020 101A Ave, Edmonton, AB T5J 3G2

**Omada**  
COMMERCIAL