CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE

ONE TWELVE CAMPUS

10130 112 Street, Edmonton, AB

AVAILABLE SPACE – 2,757 SF AND 4,179 SF

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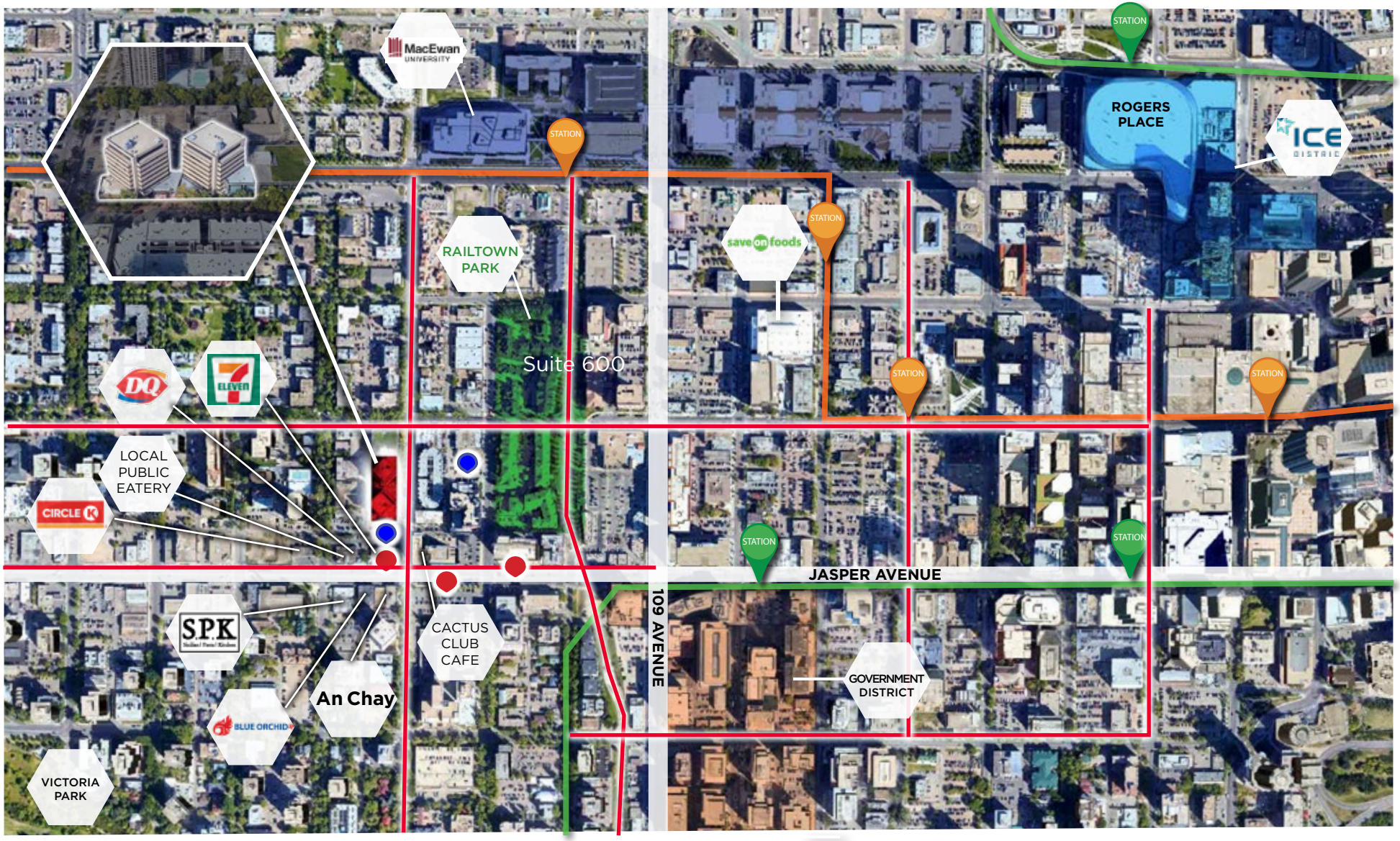
HIGHLIGHTS

Located close to Jasper Avenue, this two-tower building is owned and managed by Rohit Group of Companies and has the benefit of being close to many residential buildings while also being within walking distance to the Government District, Downtown and the River Valley along with many close by restaurants and amenities. The building offers secure parking, efficient floorplans, patio's and nearby green spaces with the ability to accommodate a variety of uses.

- 5 Min drive to the River Valley
- 6 Min drive to Victoria Park
- 5 Min drive to Rogers Place
- Royal Glenora Club
  7 Min drive / 19 Min walk
- 5 Min drive to Downtown Core
- 9 Min walk to Corona LRT Station





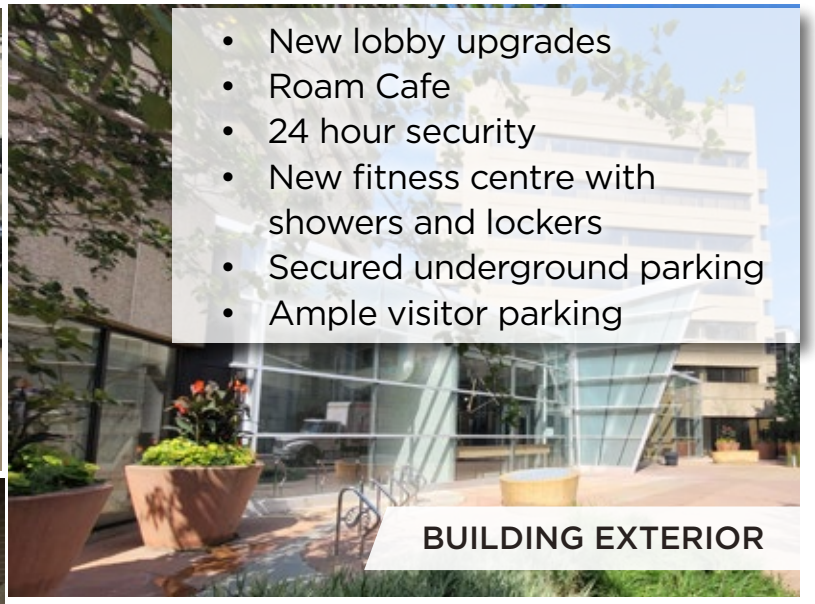


ONE TWELVE CAMPUS

BUILDING FEATURES



TENANT FITNESS CENTRE

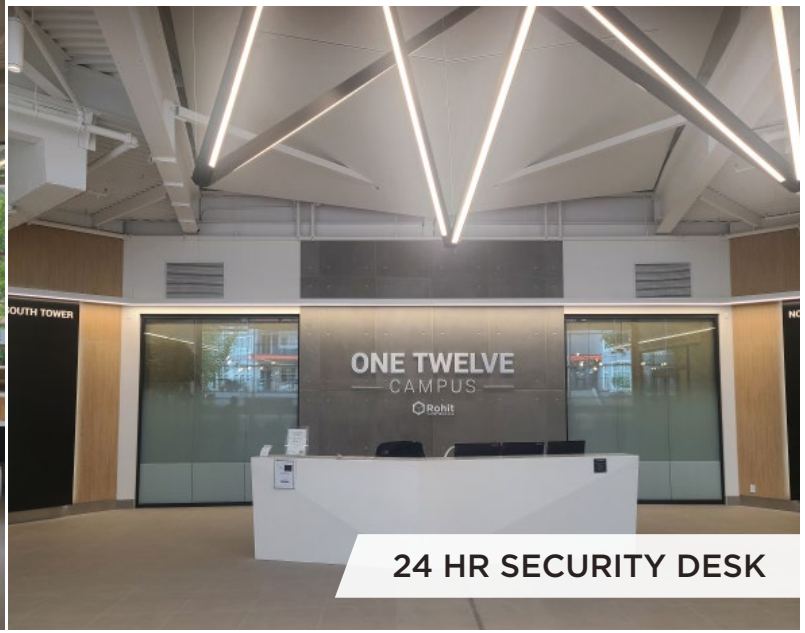


- New lobby upgrades
- Roam Cafe
- 24 hour security
- New fitness centre with showers and lockers
- Secured underground parking
- Ample visitor parking

BUILDING EXTERIOR



UPGRADED LOBBY AREA & CAFE



24 HR SECURITY DESK


LIVE


WORK


PLAY

ONE TWELVE CAMPUS

Property Details

Main Floor

Suite 1	Leased
Suite 2	Leased
Suite 3	Leased

South Tower

Suite 200	Leased
Suite 300	Leased
Suite 401	5,236 SF (Pending)
Suite 402	4,179 SF
Suite 500	Leased
Suite 600	Leased
Suite 700	Leased
Suite 701	2,757 SF

North Tower (Leased)
Covenant Health

Demising options available

Parking: 1.7/1,000 SF
Combination of surface and underground parking available at market rates

Base Rent: Starting at $16.00 per SF
Operational Costs: $13.50 per SF (2026 estimate) plus 5% PM

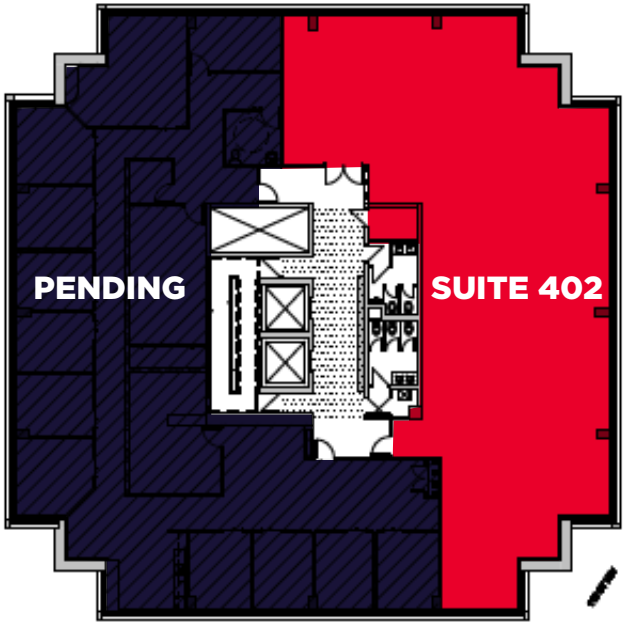
SOUTH TOWER



For Lease

Covenant Health

Edmonton Mennonite
Centre for Newcomers



Floor plan for floor 4

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