



For Lease

HYS Centre

11010 101 Street | Edmonton, Alberta

Immediately adjacent to Royal Alexandra Hospital

Wide variety of move-in ready medical and office suites available

For more info contact:

Hillary Williams

Associate Vice President

780 993 3135

Hillary.Williams@jll.com



OVERVIEW

- Available Space

800 - 12,275 SF
- Lease Rate

\$16.00 PSF
- Additional Rent

\$20.25 PSF
- Tenant Parking Ratio

2.38/1,000 SF

Surface and underground

Availabilities

Suite	Area (SF)	Contiguous (SF)	Availability
102A	2,046	-	Immediate
103	1,811	-	Immediate
105	2,305	-	Immediate
114	1,925	-	Immediate
205C	1,241	2,442	Immediate
206	1,201		April 1, 2027
207	1,325	12,275	Immediate
210	1,733		Immediate
215	9,217		Immediate
305	5,226	6,546	Immediate
306	1,320		Immediate
401	1,843	-	Immediate
408	4,552	-	March 1, 2027
504	2,099	9,362	Immediate
506	1,068		Immediate
510	6,195		Immediate
601	802	-	Immediate
610	2,416	4,638	Immediate
611	2,222		Immediate
700	4,035	6,410	Immediate
705	2,375		Immediate



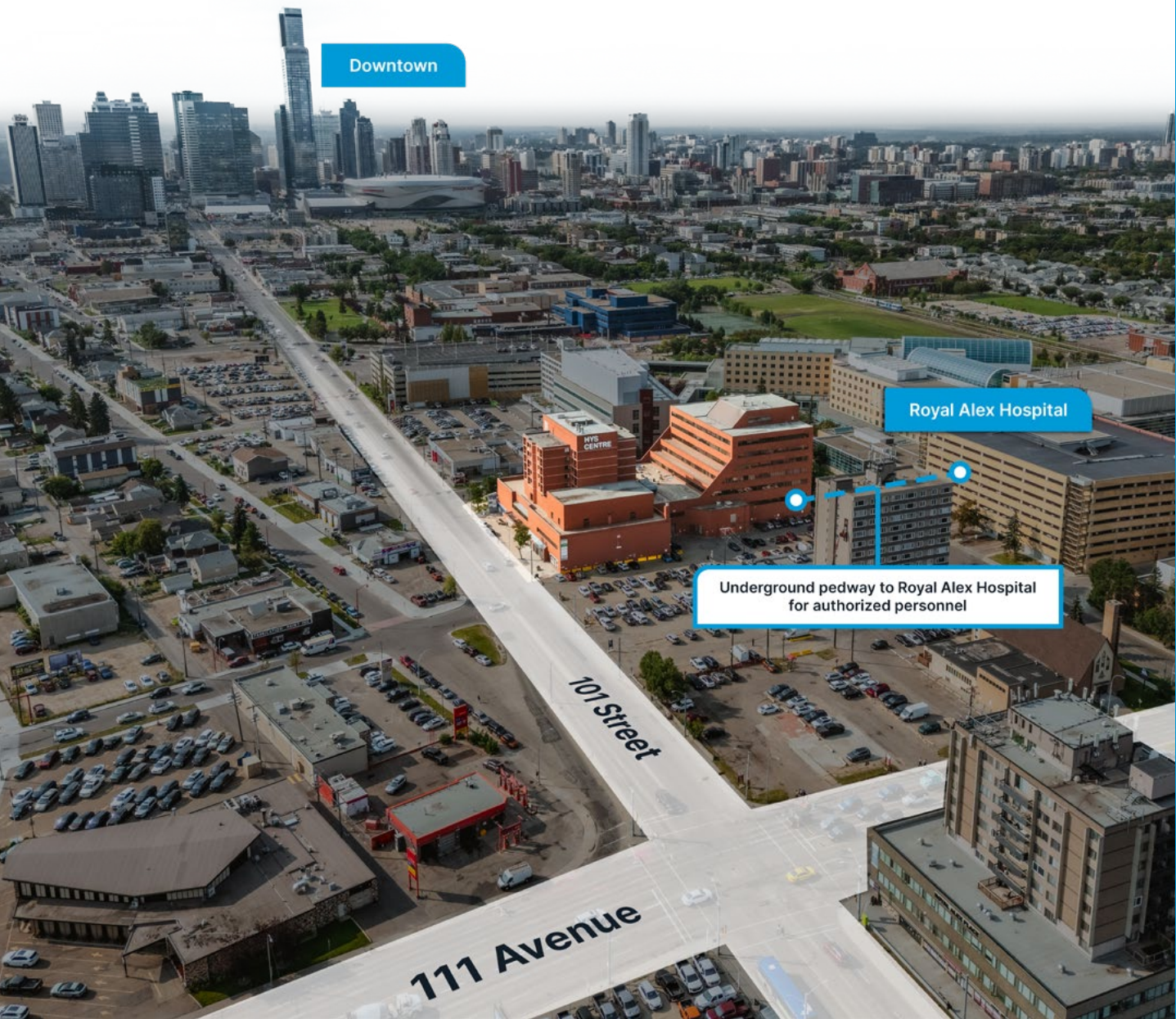
- 159,951 square foot medical outpatient building located directly on the Royal Alexandra Hospital campus
- Wide range of vacancies to accommodate a variety of occupiers
- Many move-in ready medical suites available for immediate occupancy
- Directly connected to the hospital via secure underground pathway specifically for authorized tenant access
- Modernized lobby, upgraded common areas, and rooftop patio
- Ample heated underground and surface parking for both tenants and visitors
- Wide diversified tenant mix of healthcare providers including a walk-in clinic, pharmacy, laboratory, diagnostic imaging centre, and a wide range of medical specialists
- On-site management and 24 hour security
- Strong accessibility to public transportation

Building hours

Mondays - Fridays:
5:30am - 9:00pm

Saturdays:
8:00am - 6:00pm

Sundays:
10:45am - 6:00pm



Downtown

Royal Alex Hospital

Underground pedway to Royal Alex Hospital
for authorized personnel

Hillary Williams

Associate Vice President
+1 780 993 3135
Hillary.Williams@jll.com

Chad Boddez

Senior Vice President
+1 780 328 2567
Chad.Boddez@jll.com

Rory Wutzke

Associate
+1 780 328 2578
Rory.Wutzke@jll.com

Leonardo Triana

Senior Marketing Associate
+1 587 412 1755
Leonardo.Triana@jll.com

JLL Edmonton Office | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

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