

For Lease

HYS Centre

11010 101 Street | Edmonton, Alberta

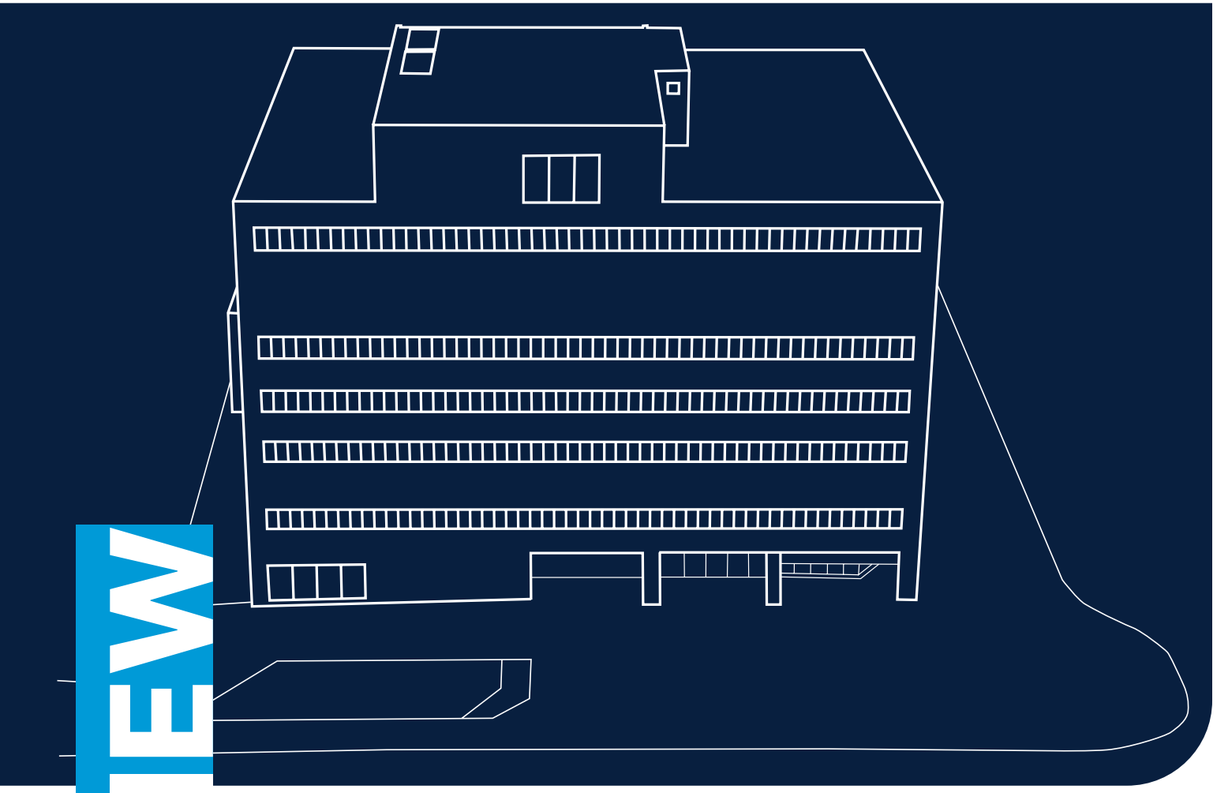
Immediately adjacent to Royal Alexandra Hospital

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

For more info contact:

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Associate Vice President
780 993 3135
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OVERVIEW

Available Space
802 SF - 12,243 SF

Lease Rate
Starting at $16.00 PSF

Additional Rent
$20.25 PSF Includes utilities & in-suite janitorial

Parking Ratio
2.80/1,000 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	12,242	Immediate
210	1,701		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



- 150,000 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

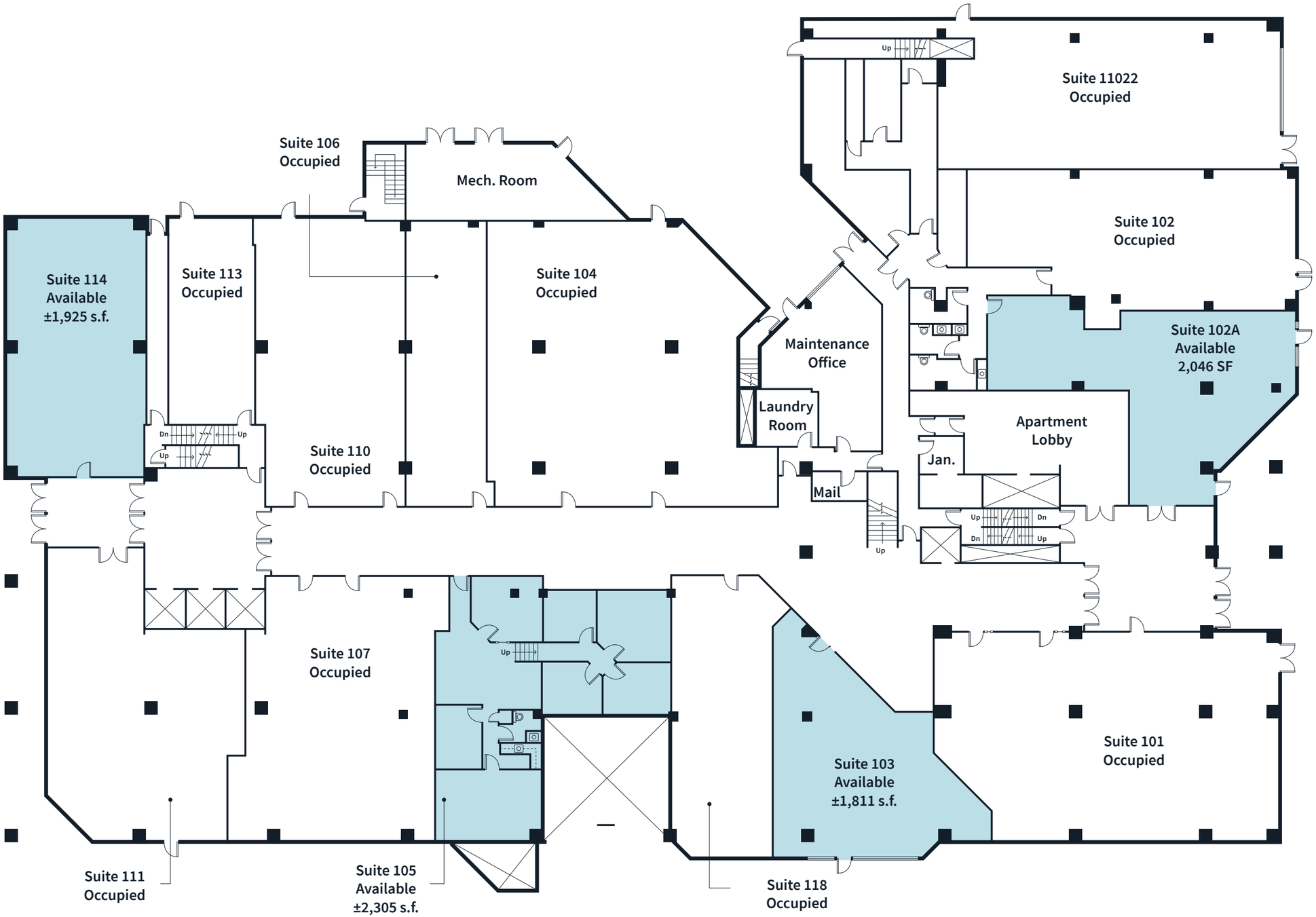
Mondays - Fridays:
5:30am - 9:00pm

Saturdays:
8:00am - 6:00pm

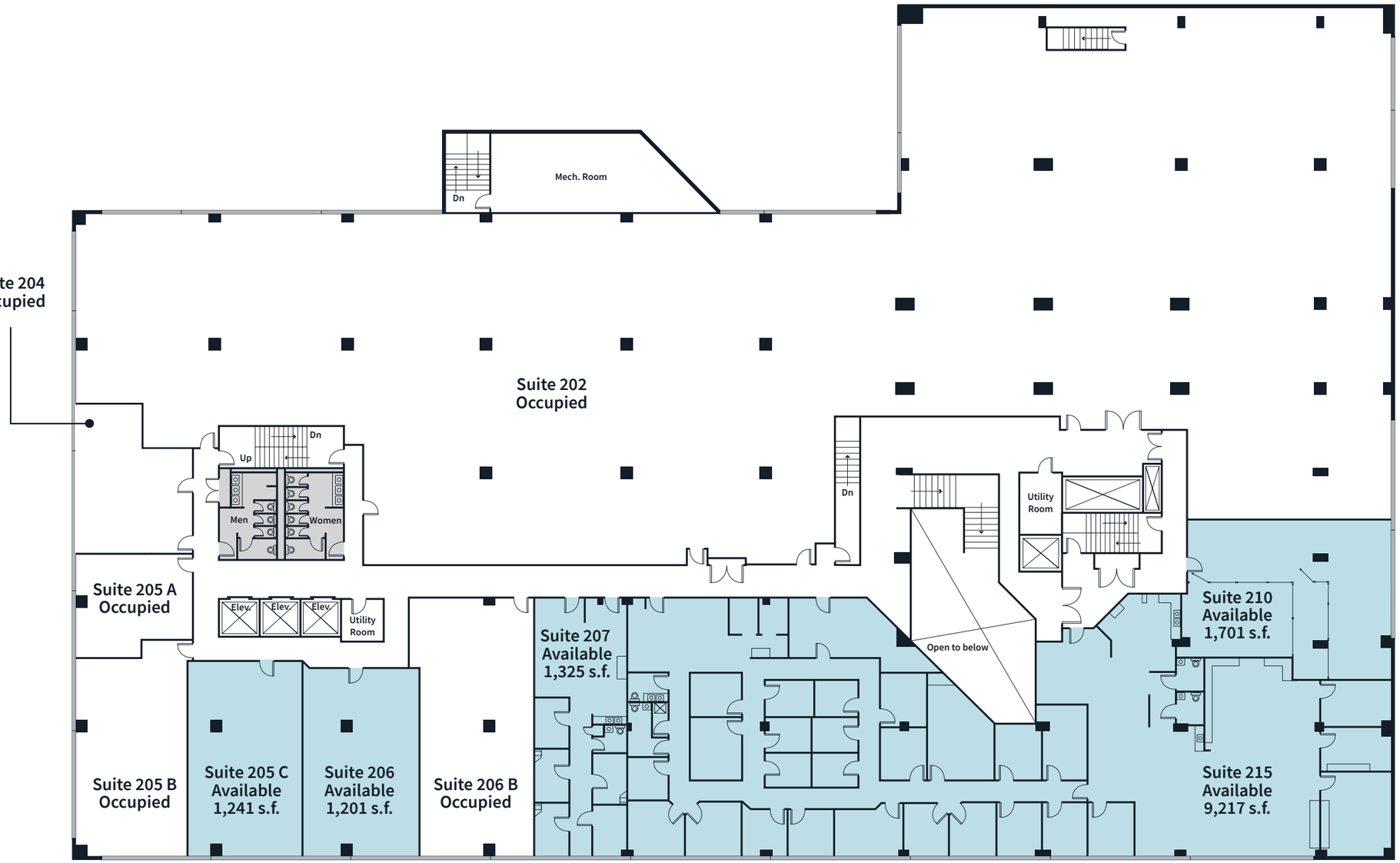
Sundays:
10:45am - 6:00pm

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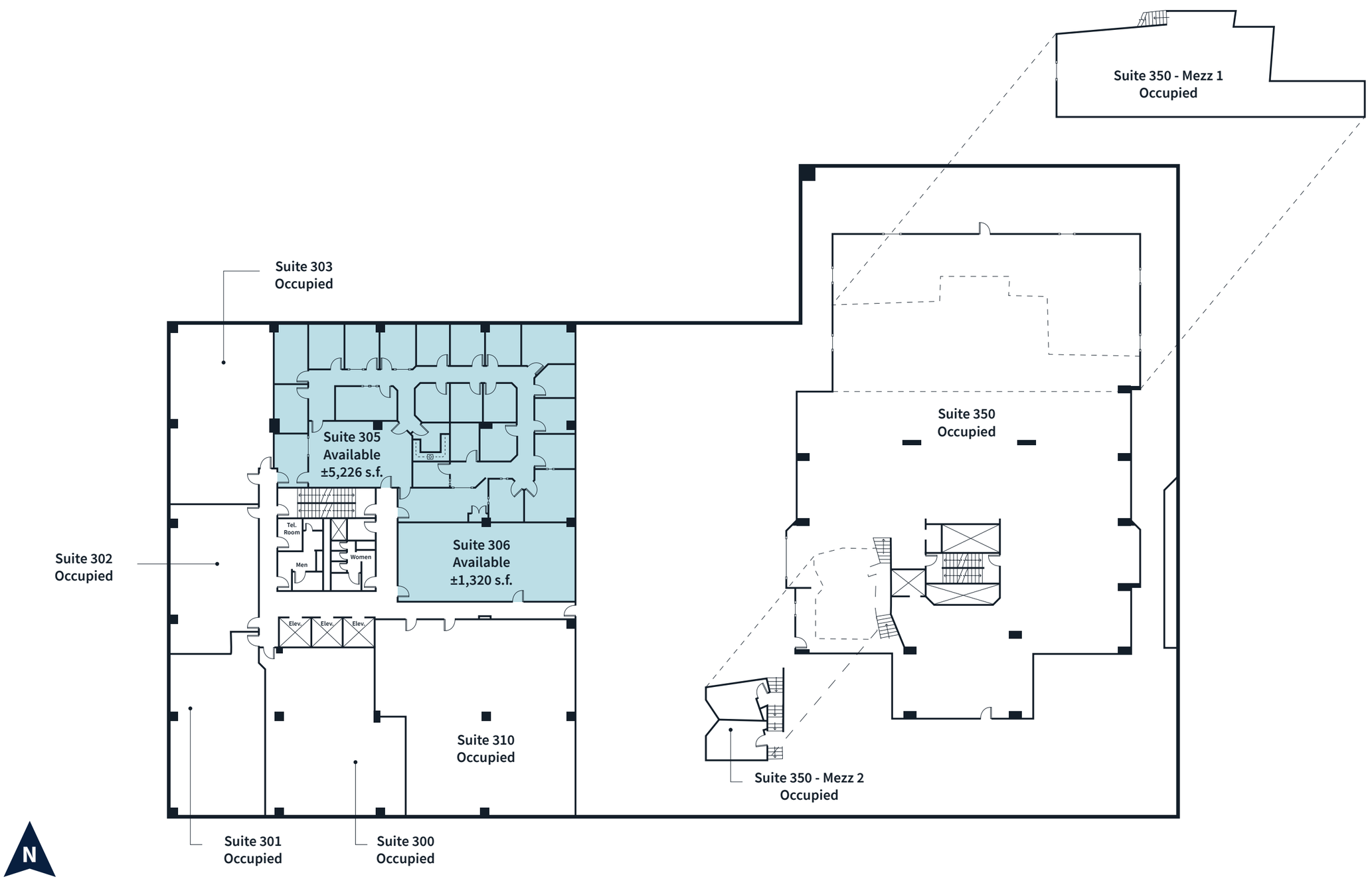
MAIN FLOOR



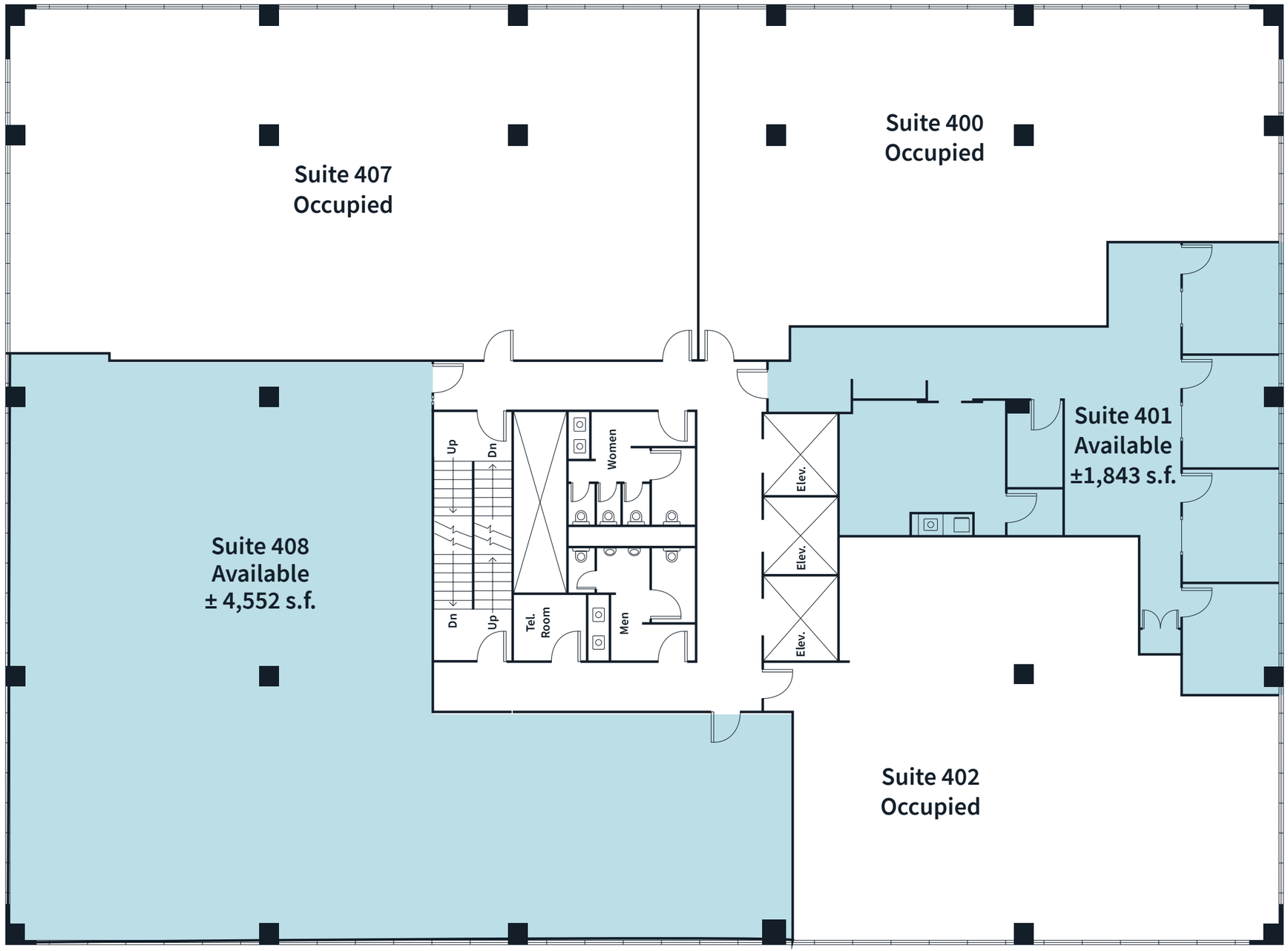
SECOND FLOOR



THIRD FLOOR

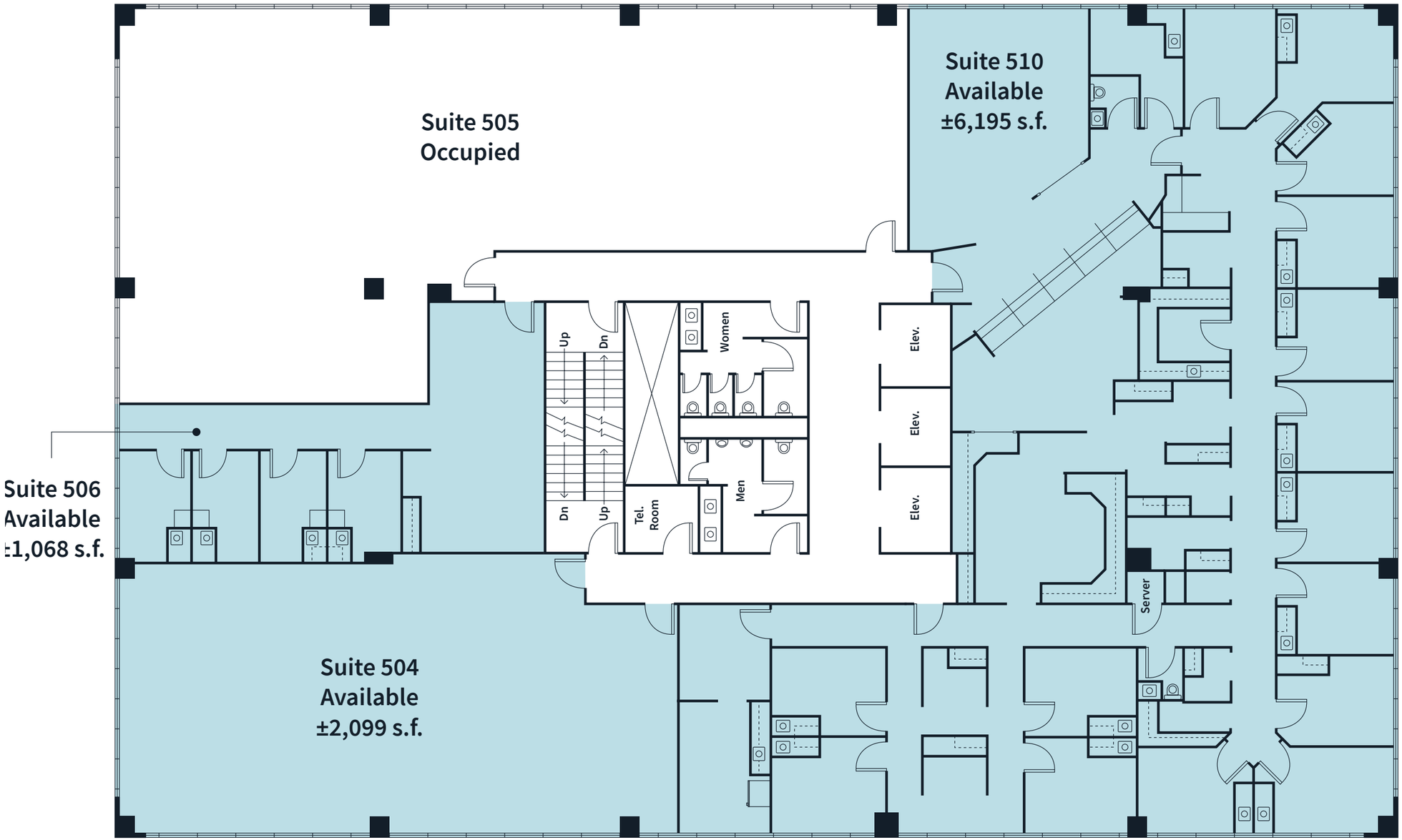

Suite 350 - Mezz 1
Occupied
Suite 303
Occupied
Suite 305
Available
±5,226 s.f.
Tel. Room
Men
Women
Suite 306
Available
±1,320 s.f.
Elev.
Elev.
Elev.
Suite 302
Occupied
Suite 310
Occupied
Suite 350
Occupied
Suite 350 - Mezz 2
Occupied
Suite 301
Occupied
Suite 300
Occupied
N

FOURTH FLOOR

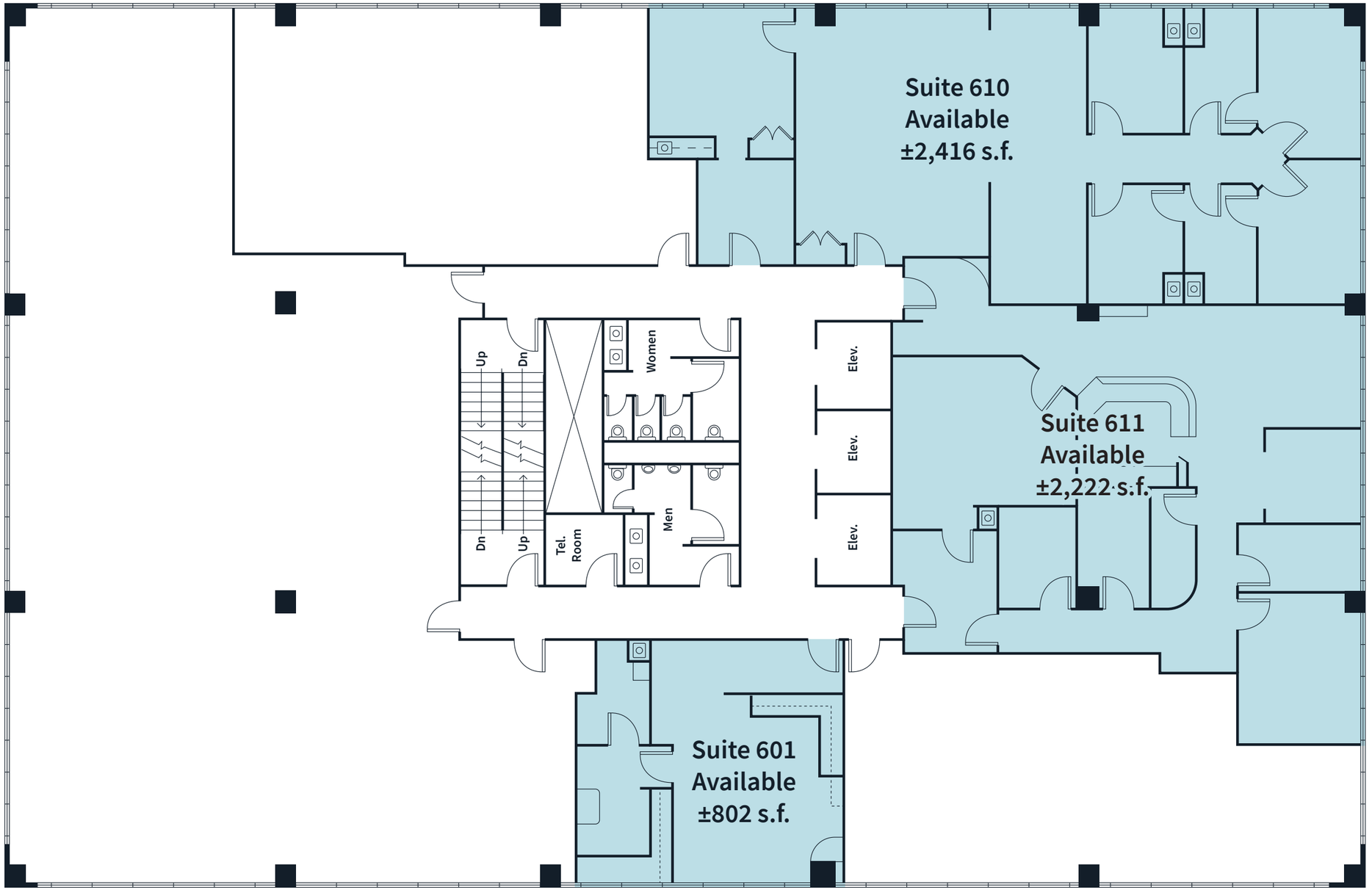


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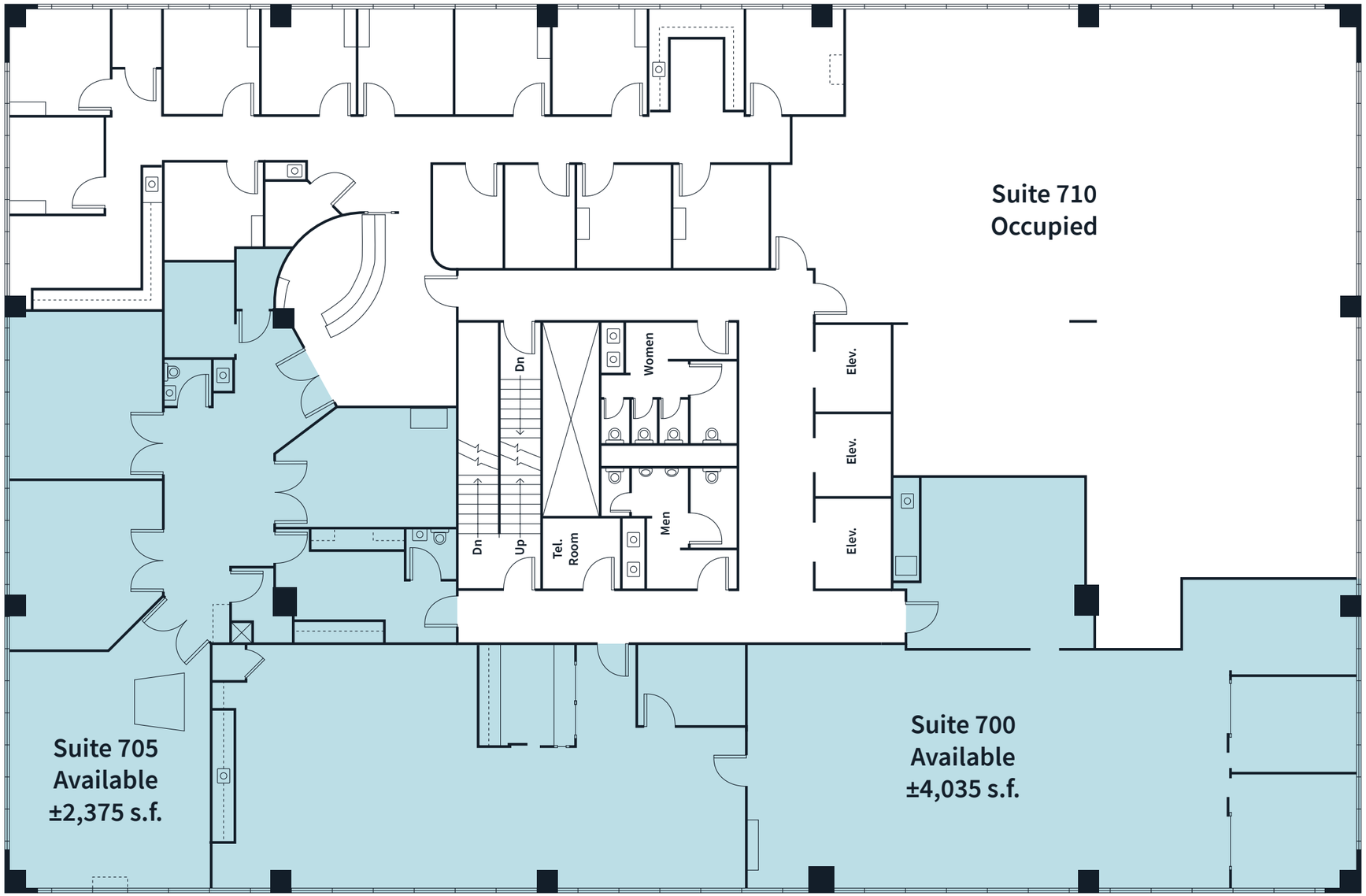
FIFTH FLOOR



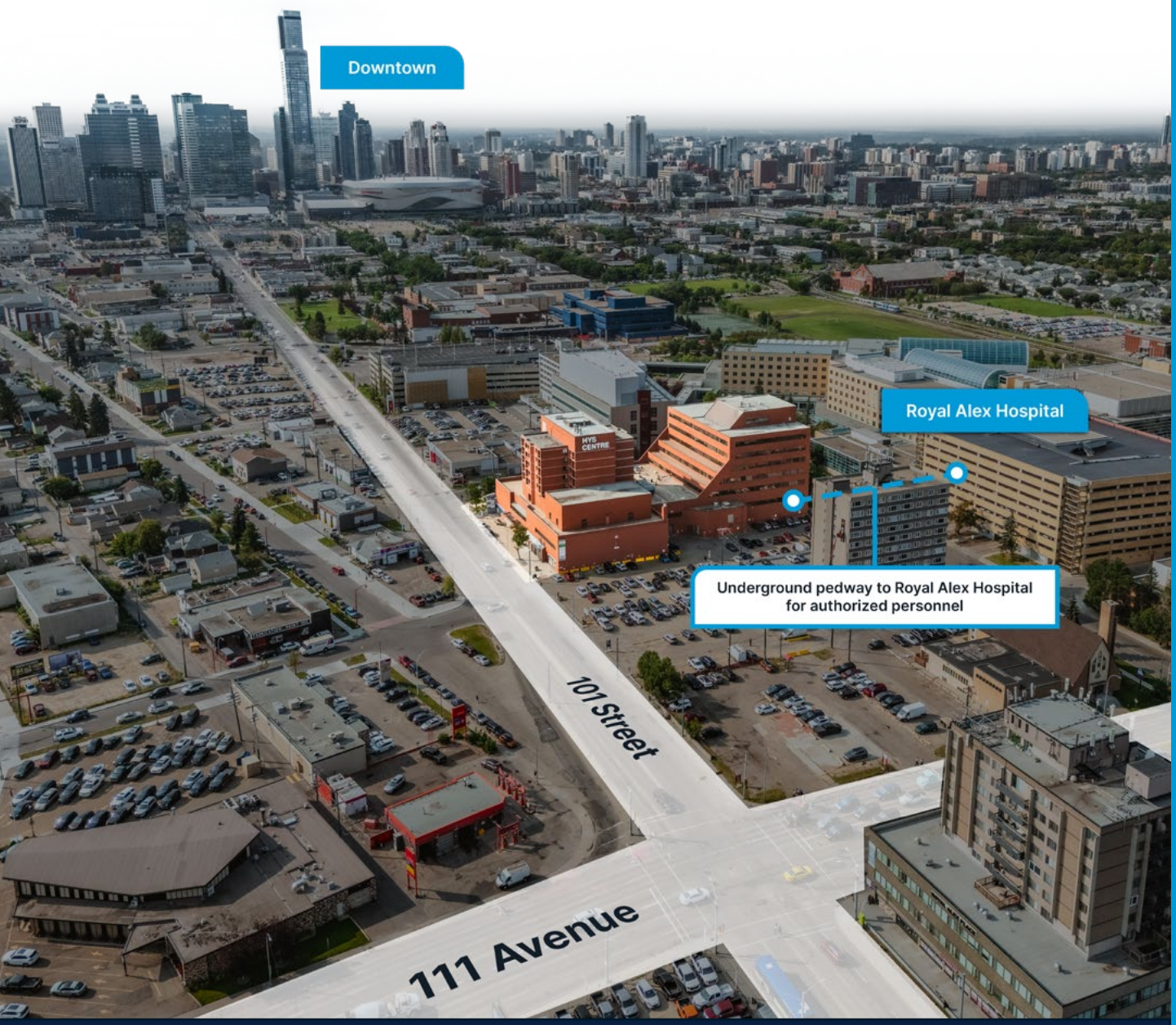
SIXTH FLOOR


Suite 610
Available
±2,416 s.f.
Suite 611
Available
±2,222 s.f.
Suite 601
Available
±802 s.f.
Up
Dn
Women
Men
Dn
Up
Tel. Room
Elev.
Elev.
N

SEVENTH FLOOR



N



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