

# Kingsway Professional Centre

10611 Kingsway

## Building Description

Located at one of Edmonton's most prominent intersections, Kingsway Professional Centre is a 5-story brick building conveniently located within walking distance of the Royal Alexandra Hospital and Kingsway Mall.

Its central location on the high-traffic intersection of Kingsway and 111 Ave makes it highly recognizable and easily accessible by car, bus, and LRT.

Occupants of the building enjoy convenient proximity to several amenities, including cafes, restaurants, and retail stores.



Leasing Contact: Michael Surkovic  
Phone: (780) 784.4436  
Email: CommercialLeasing@procura.ca

Site Contact: Customer Service  
Phone: (780) 414.8888  
Email: CustomerService@procura.ca

### Property Description

Anchor Tenant 1:	Alberta Health Services	Year Built:	1980
Anchor Tenant 2:	Health Care & Rehab	Typ. Floor Plate:	13,856
PSF Net Rate:	Market Rate		
PSF Operating costs:	2022 Budget		

### Current Vacancies (Rentable Area)

Unit # 104	975 SF	Unit # 200	1,278 SF	Unit # 300	164 SF
Unit # 105	1,554 SF	Unit # 202	2,882 SF	Unit # 303	2,953 SF
Unit # 106	1,476 SF	Unit # 204	6,588 SF	Unit # 304	1,818 SF
Unit # 107	1,382 SF	Unit # 205	160 SF	Unit # 306	756 SF
Unit # 108	1,361 SF	Unit # 206	299 SF	Unit # 308	878 SF
Unit # 110	227 SF	Unit # 208	298 SF	Unit # 310	454 SF
Unit # 112	3,457 SF	Unit # 212	695 SF	Unit # 312	6,833 SF
Unit # 113	927 SF	Unit # 214	6,507 SF		
Unit # 114B	817 SF				

### Parking

Surface # Stalls:	29	Parking Ratio:	1:335
Underground # Stalls:	202		
Monthly Parking Cost:	Market Rate		

### Amenities

Concierge:	NO	Public Transit Surface Route:	YES
Boardroom:	NO	Direct LRT Access:	YES
Class Room:	NO	Barrier Free Access to Building:	YES
Gym:	NO	To Washroom:	YES

### Access

### Elevators

Passenger:	2	Fire Detection System:	YES
Parking:	1	Sprinkler System:	YES
Freight:	1	Manned Security:	YES

### Safety

Security Systems:	Cameras
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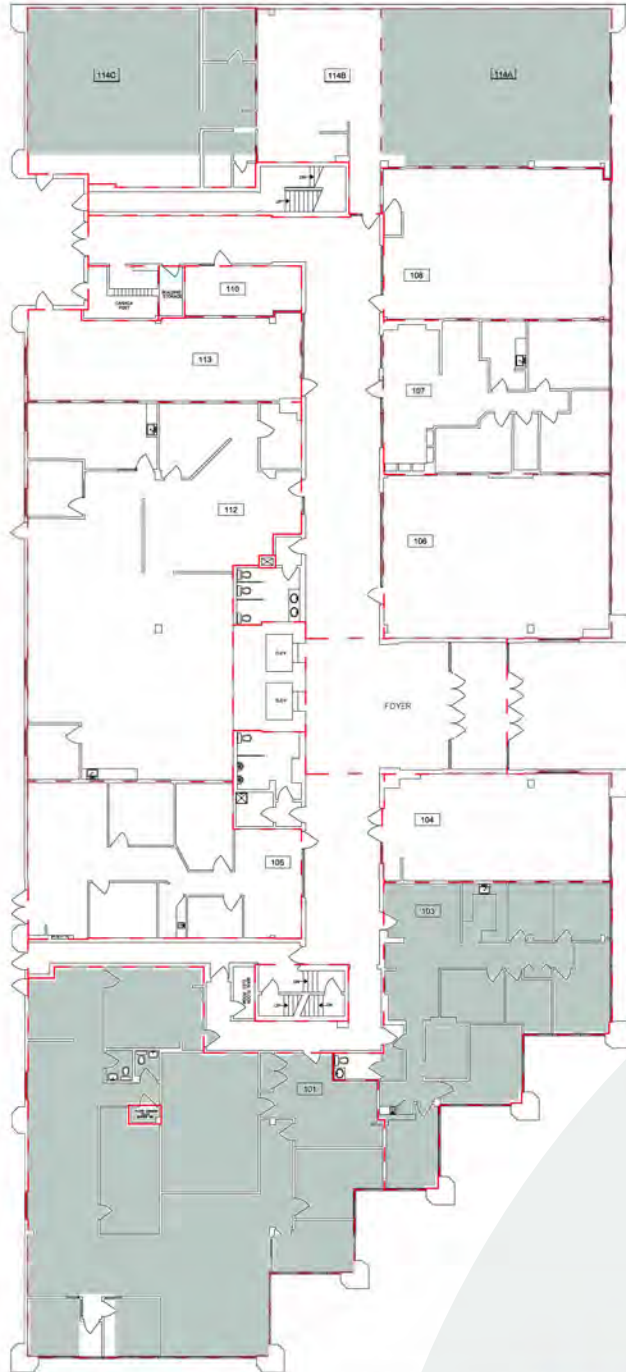
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## Main Floor Vacancy



Unit # 104	975 SF
Unit # 105	1,554 SF
Unit # 106	1,476 SF
Unit # 107	1,382 SF
Unit # 108	1,361 SF
Unit # 110	227 SF
Unit # 112	3,457 SF
Unit # 113	927 SF
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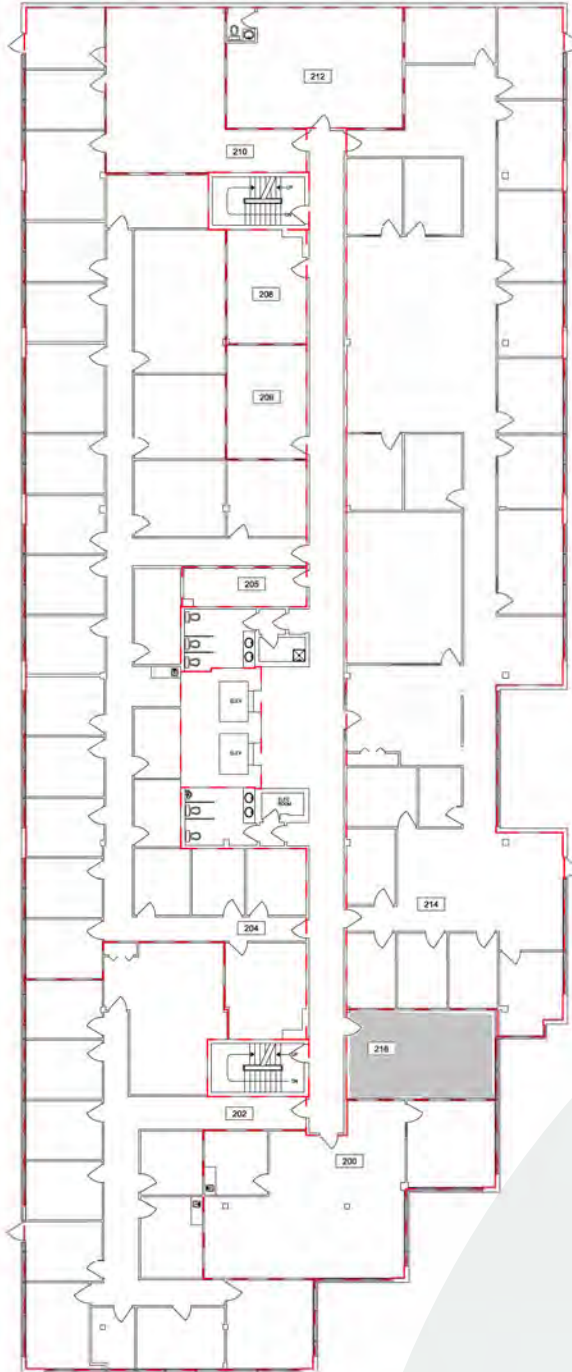
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# Kingsway Professional Centre

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## 2nd Floor Vacancy



Unit # 200	1278 SF
Unit # 202	2,882 SF
Unit # 204	6,588 SF
Unit # 205	160 SF
Unit # 206	299 SF
Unit # 208	298 SF
Unit # 212	695 SF
Unit # 214	6507 SF

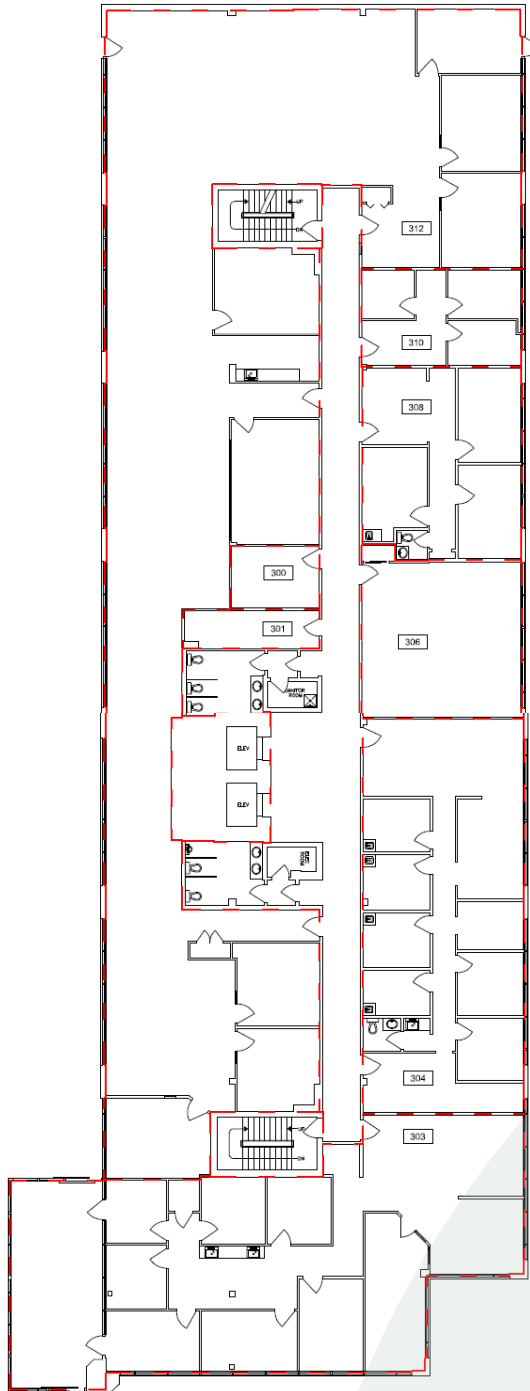
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## 3rd Floor Vacancy



Unit # 300	164 SF
Unit # 303	2,953 SF
Unit # 304	1,818 SF
Unit # 306	756 SF
Unit # 308	878 SF
Unit # 310	454 SF
Unit # 312	6,833 SF

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