

A large, multi-story building with a curved facade, featuring extensive glass windows and a brick base. The building is situated on a street corner with trees and a clear blue sky in the background. The text is overlaid on a dark green background in the upper left corner.

GARNEAU PROFESSIONAL CENTRE

11044 82 Avenue NW, Edmonton AB

**Premium office or
medical space for sale.**

Once in a lifetime opportunity

Colliers

Introducing

Garneau Professional Centre

A centre for Edmonton's health, wellness, technology and education professionals.

Garneau Professional Centre is a high-quality office building strategically located within walking distance of the University of Alberta, the LRT line, and an abundance of amenities on Whyte Avenue.

With flexible floorplates offering units ranging between 800 – 8,000 square feet, Garneau Professional Centre offers owner user groups a variety of size options and buildouts. Located within the largest healthcare cluster in Alberta, the property is within walking distance of the University of Alberta and numerous hospital and research facilities making this a once in a life time opportunity for office and healthcare groups to own their piece of the University area with a Whyte Avenue address.



Unparalleled Location

Put down roots in the heart of Edmonton's Whyte Avenue, close to the University of Alberta

Largest Healthcare Cluster in Alberta

Garneau Professional Centre is within walking distance of the largest healthcare cluster in Alberta, consisting of a combination of hospital facilities, healthcare research, and biotechnology research.

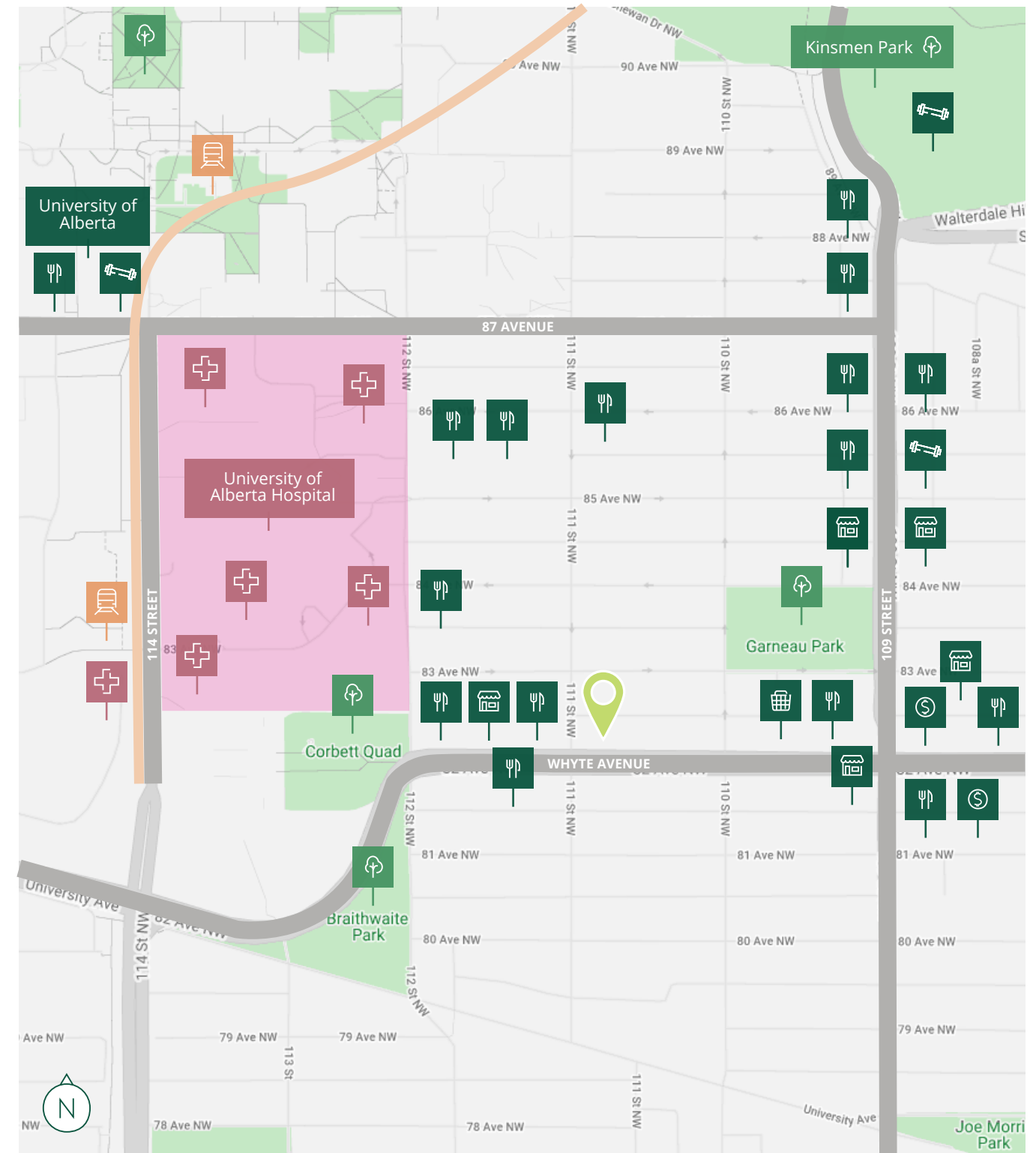
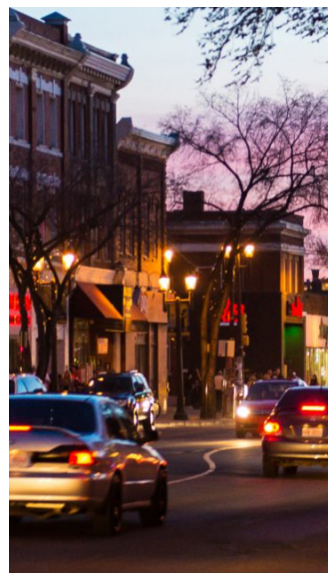
The area, combined with the University of Alberta, creates a strategic hub for a variety of disciplines and groups.

Public Transportation

Numerous transportation options are available within walking distance of Garneau Professional Centre, providing excellent accessibility for clients and visitors. The University LRT Station and Health Sciences/ Jubilee LRT Station are located within 1-kilometre, and several bus routes are available in the immediate area.

Whyte Avenue Amenities

Home to many of Edmonton's arts and entertainment facilities, Whyte Avenue is famous for its plethora of attractions and amenities, and is a local shopping hub for residents and destination shoppers. Retail shops, services, restaurants, cafes, bars and outdoor activities are in abundance, attracting urban professionals, families and students to the area.



Nearby Amenities

	Garneau Professional		Medical services		Groceries
	Major arterial		Shopping/Retail		Fitness Centre
	LRT Line		Food services		LRT Station
			Banking services		Parks/green spaces



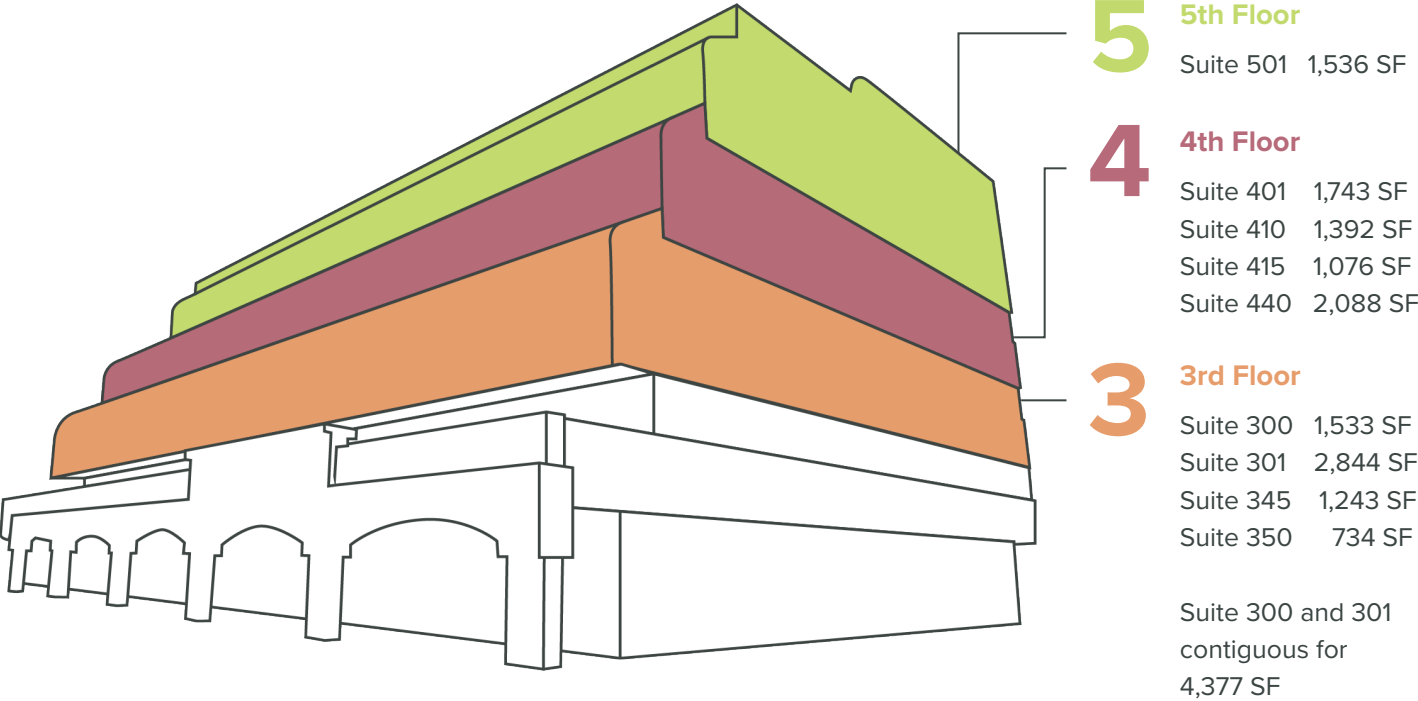
Own your piece in one of the most sought after neighborhoods in Edmonton

In the newly reimagined Garneau Professional Centre



Own your space here


Building Features




Underground parkade


Ample visitor parking


**Unique window features
provide enhanced natural light**



Two large elevators



**Brand new common
area upgrades**



**Signage opportunities
facing Whyte Avenue**


Investing in your own property:


Why it makes sense



Building Equity
Monthly payments directly contribute to equity as the principal is paid down.



Tax Breaks
Let tax efficiencies via depreciation, deduction of interest and other mortgage related expenses work in your favour.



Financial Risk
Eliminate annual rent and operating cost increases from landlords.



Commercial Condominium Prices
Prices have consistently increased year-over-year for the past decade.


Operational Cost Control
Ensure goal alignment with other owners and be a direct decision-maker regarding operational costs.


Interest Rates & Lending Terms
Take advantage of historically low borrowing rates coupled with favorable terms for owner user groups.

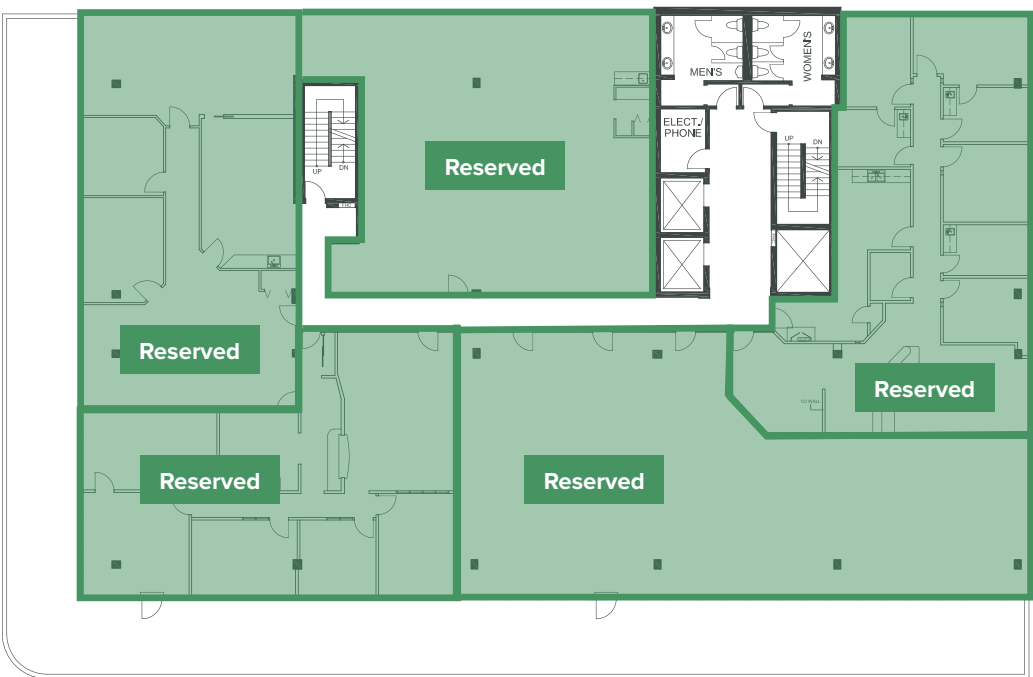

Lease Agreements
Lease agreements are inherently landlord favoured, allowing them to charge on costs that you would not incur as an owner.


Improving Space
Money spent on an office you own increases value for your asset, not the landlord's.


Additional Benefits
Ownership provides many more financial options including renting to a third party or selling asset with the sale of a business. It also provides you as the owner with more control over building decisions and capital expenditures.

*Various sizes available on multiple floors,
secure your space now.*

2nd Floor



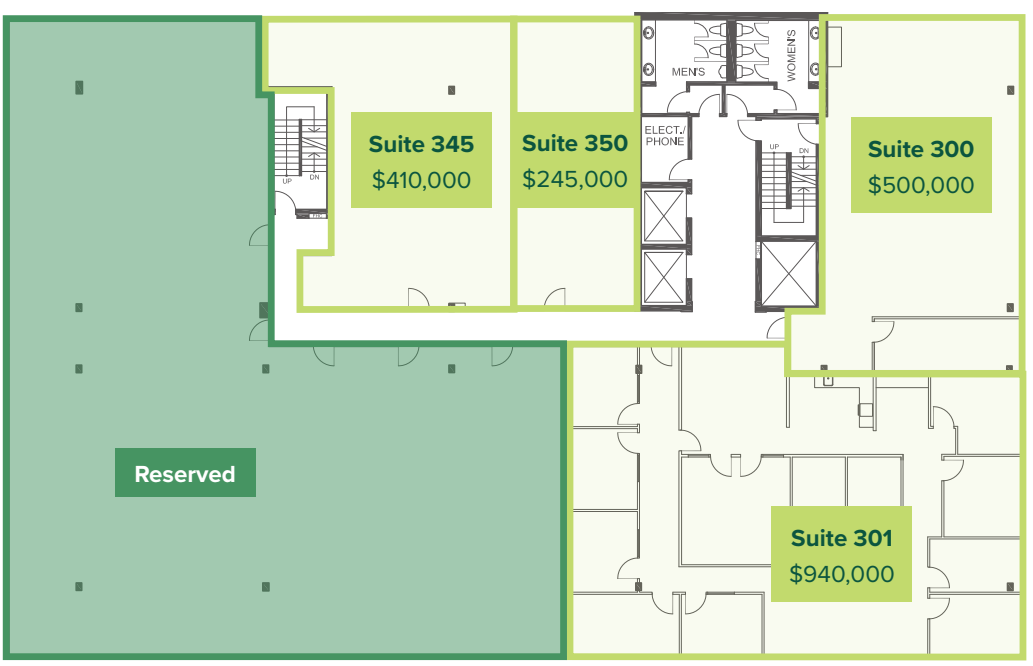
*All second floor units are
currently reserved*

4th Floor



Size (Useable SF)	
Suite 401	1,743 SF
Suite 410	1,392 SF
Suite 415	1,076 SF
Suite 440	2,088 SF

3rd Floor



Size (Useable SF)	
Suite 300	1,533 SF
Suite 301	2,844 SF
Suite 345	1,243 SF
Suite 350	734 SF

*Suite 300 and 301
contiguous for 4,377 SF*

5th Floor



Size (Useable SF)	
Unit 501	1,536 SF

Our Team



Transform Capital

At Transform Capital, our goal is to invest in projects that create a better Edmonton. Through a purpose driven approach, we focus on ensuring that each project is successful by giving back to our local community, having a focus on positive environmental impact, and creating a sense of community.



Colliers

Colliers is a leading global real estate services and investment management company. With operations in 68 countries, our 15,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors.

For more than 25 years, our experienced leadership team, owning approximately 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2019, corporate revenues were more than \$3 billion (\$3.5 billion including affiliates), with more than \$33 billion of assets under management. Learn more about how we accelerate success at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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