

# College Plaza

## 1,741 SF Sublease



Photo Credit: CoStar Group

**Nikita Alimushkin**  
780.994.2741  
nalimushkin@cresa.com

**Todd Walker**  
780.952.8331  
twalker@cresa.com

**cresa** 



# College Plaza



**1,741 SF available  
immediately**

## Space Profile

Sublandlord:	Breakpoint Solutions Inc.
Subpremises:	Suite 905: 1,741 SF
Availability:	Immediately
Term Expiry:	September 29, 2030
Rental Rate:	\$10.00 per SF
T.I.A.:	As is
Op. Costs & Taxes:	\$23.20 per SF (est. 2024)
Parking:	2 stalls at \$167.00 per stall per month



## Building Information

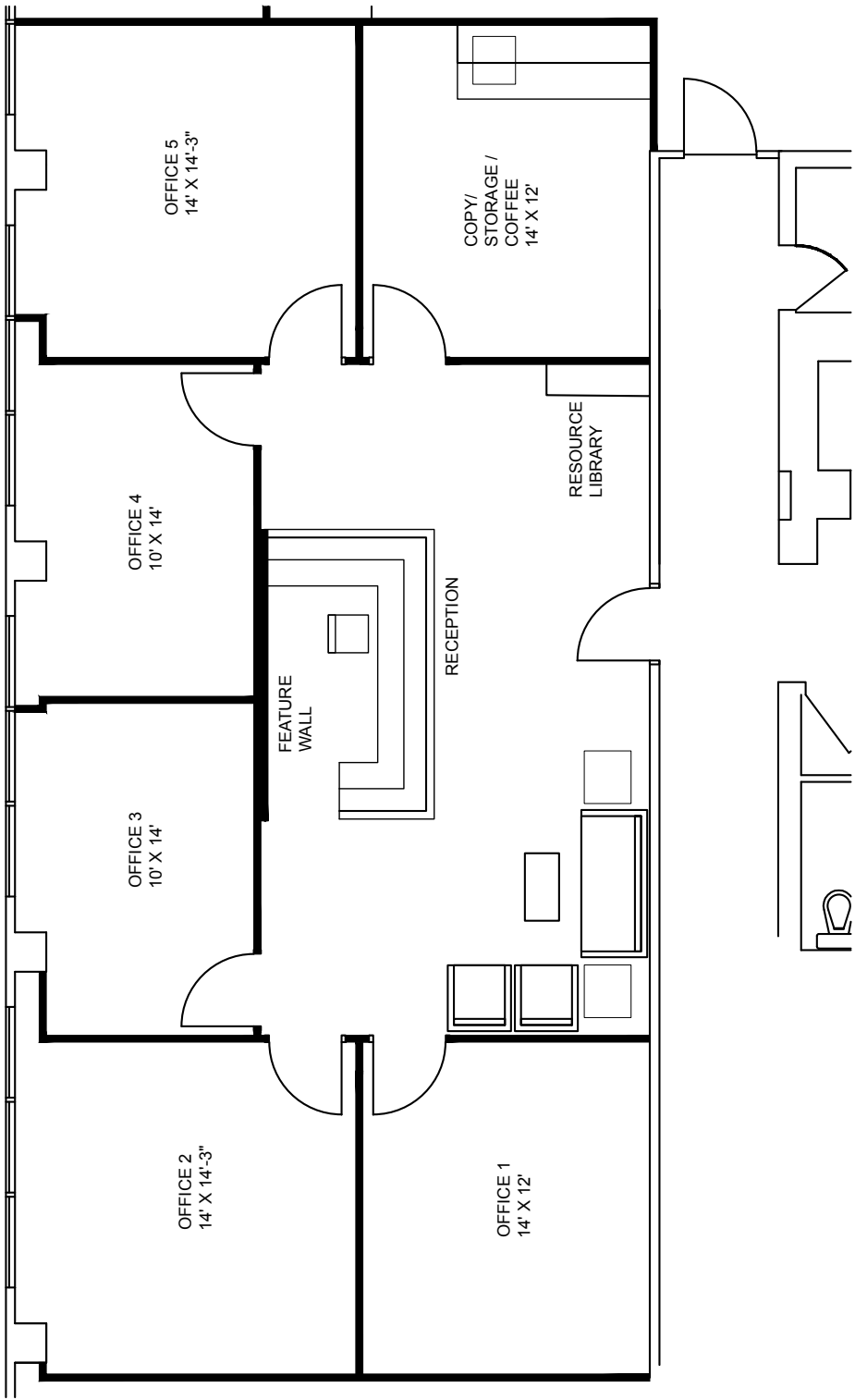
Address:	8215 - 112 Street
Year of Completion:	1974
Number of Floors:	21
Rentable Area:	201,686 SF
Average Floor plate:	9,604 SF
Security:	24/7
Landlord/ Building Manager:	Westcorp

## Features & Amenities

- Premises is in excellent, move-in condition
- Perimeter offices are spacious and filled with an abundance of natural light
- Direct elevator exposure
- Furniture can be made available
- Great amenities in the building and immediate area including restaurants, coffee shops, banking, grocery, and retail
- Tenant access to Diversions, 22,000 SF recreation and business facility
- Within walking distance to public transit routes and LRT station
- Onsite professional management

9th Floor  
1,741 SF

- 5 perimeter offices
- Reception, guest waiting area
- Kitchenette, copy, storage area





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**Suite 905,  
8215 - 112 Street**



## Agent Information

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[nalimushkin@cresa.com](mailto:nalimushkin@cresa.com)

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## Cresa

10020 - 101A Avenue, Suite 1980 | Edmonton, AB T5J 3G2 | 780.900.8781 [cresa.com](http://cresa.com)

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