

# VIBE PROFESSIONAL CENTRE

11611 107 Avenue, Edmonton AB



Two Units of Modern Architecture in Downtown Edmonton

**FOR LEASE**

**SABLE  
REALTY**

**Noah Issa**  
Vice President  
780-236-5723  
noah@sablerealty.ca

**Diana Chehade**  
Associate  
780-938-0476  
diana@sablerealty.ca

**Ali Shaben**  
President, Broker/Owner  
780-446-8622  
ali@sablerealty.ca

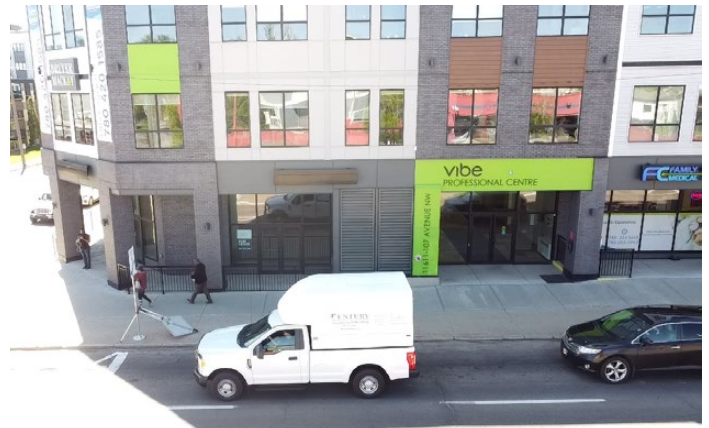
## ► Vibe Professional Centre

Located just a short distance from the lively Unity Square and the busy Brewery District, the Vibe Professional Centre exemplifies modern architectural brilliance. Featuring large windows that bathe the interiors in natural light and supported by ample parking facilities, this centre epitomizes convenience and elegance. With a bustling daytime population of 156,232 people in the surrounding area, the Vibe Professional Centre offers a prime opportunity to engage with a dynamic and growing market. Whether you're looking to establish a business presence or expand your reach, this vibrant location promises to enhance your prospects and provide a foundation for success.

**Permitted Uses:** Health Services, Restaurant, Commercial Schools, Child Care Services, Brewery, General Retail Stores, Personal Service Shops, Financial, Professional, and Office Support Services, Government Services

## PROPERTY DETAILS

<b>Municipal Address</b>	11611 107 Avenue, Edmonton AB
<b>Basic Rent</b>	Market
<b>Additional Rent</b>	\$16.00 PSF (Estimated 2024)
<b>Size</b>	1,039 SF and 1,449 SF
<b>Zoning</b>	DC1
<b>Parking</b>	Free Visitor and Street Parking
<b>Signage</b>	Pylon and Façade
<b>Available</b>	Immediately



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15035 - 121A Avenue, Edmonton, Alberta T5V 1P3 | [www.sablerealty.ca](http://www.sablerealty.ca)

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## AREA OVERVIEW

Adjacent to 185 Unit  
Multi-Family Complex:  
Vibe Lofts

Walking distance to  
Oliver/Unity Square  
and Brewery District

Close proximity to  
Royal Alexandra  
Hospital &  
Downtown Core

Modern Architecture  
with Abundant Natural  
Light



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## DEMOGRAPHICS (3km radius)

14.6%

**Projected Growth**  
2019-2024

\$

**Average Household Income**  
\$80,175



**Daytime Population**  
156,232



**Households within 3km**  
18,299

92.2%

**Employment Rate**  
Surrounding Area



**Vehicles Per Day (107 Ave)**  
27,927

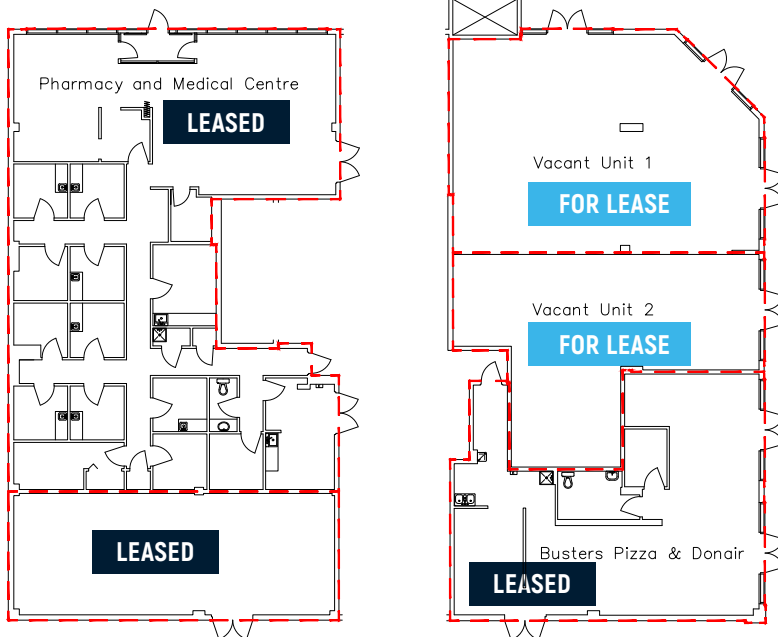
49%

**Surrounding Population**  
20-39 Years Old



**Ample Parking**  
Surface, Underground & Street

## FLOOR PLAN



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