

RETAIL FOR LEASE

# Laurent Student Housing Tower

11130 - 86 Avenue NW  
Edmonton, AB



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Property type	Retail
Available	Fall 2023
Zoning	DC2-1067
Available Area (sf)	4,149 sf with demising options available
Lease Rate	Market
Additional Rent	TBD
Residential Units	493 Student residencies Market apartment units (260 units) 12 single-family townhomes

Maclab is building an exceptional Mixed Use Development in the heart of the University district. The nearly 100 feet along 112 Street facing retail is the first new built retail in the area in a long time and will provide an excellent opportunity for retailers to become the go to spot. The pedestrian count on 112 Street is 3,854 per day.

The University of Alberta boasts a substantial and diverse customer base, with a significant number of students, faculty, and staff. Situated across 112 Street, the University Hospital attracts over 2,400 visitors daily, while Children's Stollery Hospital sees an impressive influx of over 300,000 patient visits per year.



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## Location overview

Garneau is an energetic and thriving neighborhood that harmoniously blends the historic with the modern. It was aptly named after the pioneering Garneau family, and their rich legacy continues to influence the community's vibrant culture. This location offers close proximity to parks, bustling social centers, the iconic Jubilee theatre, student housing options, and essential medical facilities, all nestled within the Garneau neighbourhood and University district—which encompasses 50 city blocks and 150 buildings.

 **207,931**  
Population

 **96,150**  
Households

 **\$108,170**  
Average household income

 **37.4**  
Median age

Within 5km

## Ideal location in a bustling hub of activity.

Laurent Student Housing Tower




# Floor Plan

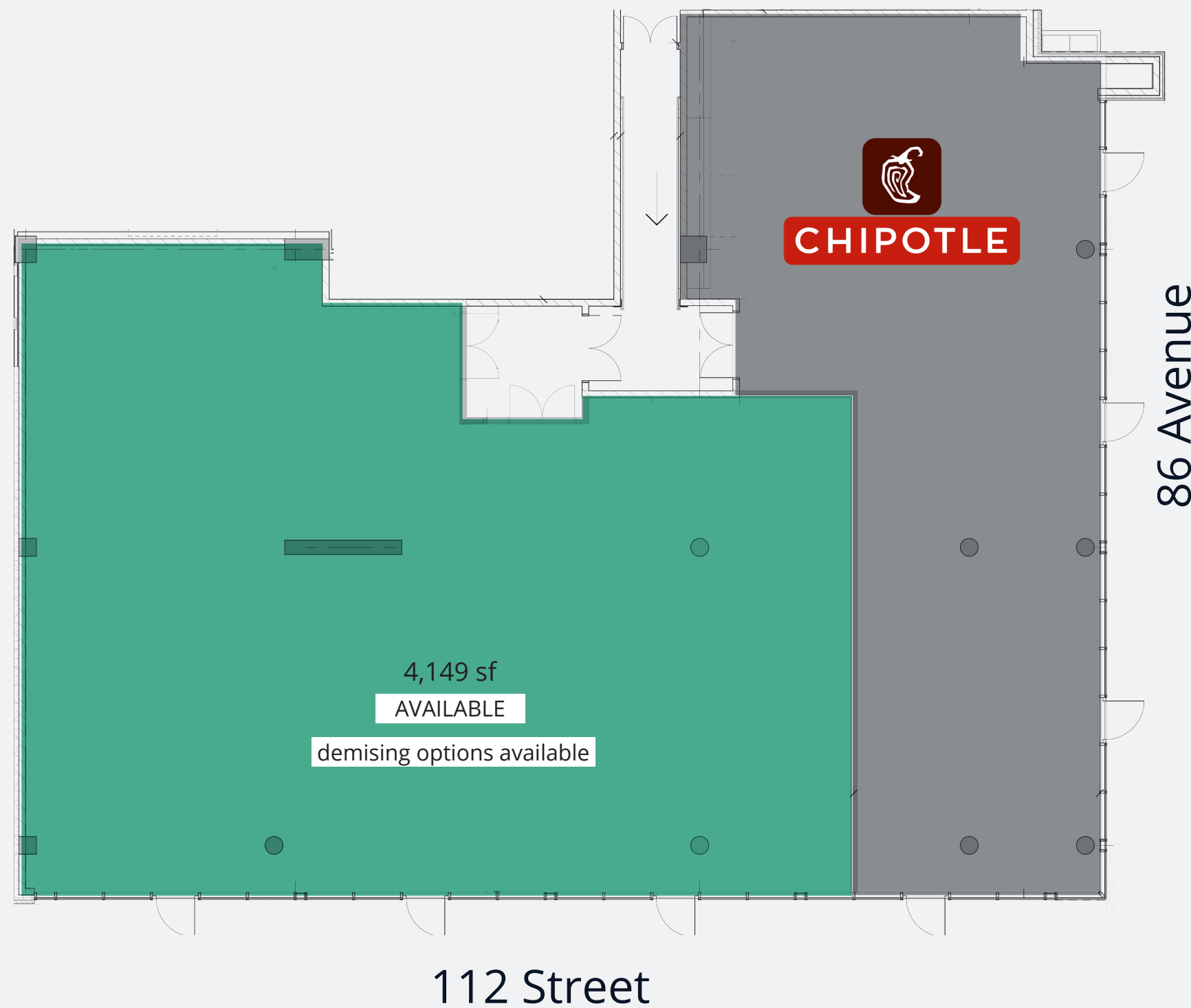
Up to 4,149 sf available.

Demising options available to suit your needs.



Laurent Student Housing Tower

Demising options 





# Let's talk.

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