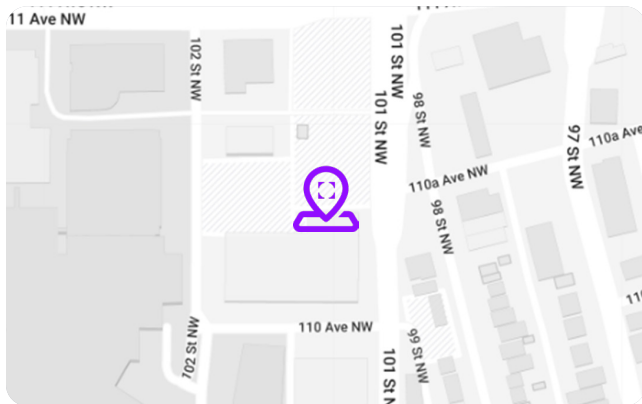




# Hys Centre

11010 101 Street, Edmonton, Alberta



## Location Highlights



### Major Intersection

101 Street & 110 Avenue NW



### Nearest Hospital

0.5 km Royal Alexandra Hospital



### Public Transit Access

Kingsway/Royal Alexandra LRT Station  
Bus 09, 151, 560 via 101 Street  
Bus 09, 125 via 111 Avenue

## Leasing Inquiries



**Richie Lipton**  
Leasing Manager

C +1 780 293 9348  
E richie.lipton@nwhreit.com  
W nwhproperties.com



# Hys Centre

11010 101 Street, Edmonton, Alberta



## Property Description

Hys Centre is a medical office building located on the Royal Alexandra Hospital campus, directly connected to the hospital via underground path. The recently updated building features a modernized lobby, upgraded common areas, rooftop patio, amenities room, and heated underground parking. Hys Centre features a diversified tenant mix that includes medical professionals and healthcare services including a walk-in clinic, lab, diagnostic imaging, and specialists. The property has abundant parking for tenants and visitors, on-site management, and 24-hour security.

## Leasing Inquiries



**Richie Lipton**  
Leasing Manager

C +1 780 293 9348  
E richie.lipton@nwhreit.com  
W nwhproperties.com

## Property Highlights

<b>Building Size</b>	159,951 sq.ft.
<b>Floors</b>	7
<b>Asking Rent</b>	Market
<b>Additional Rent (2024 est.)</b>	
Operating Costs	\$15.10
Realty Taxes	\$5.19
In Suite Cleaning Costs	\$2.75
<b>Total</b>	\$23.04 psf
<b>Bike Storage</b>	Indoor and Outdoor
<b>Parking</b>	Surface and Underground
<b>Electric Vehicle Chargers</b>	No
<b>Wired Score</b>	Silver

#### General Information

Number of Floors	7
Year Built	1979
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	2019: lobby upgrades 2019-2020: washroom renovations
Building Size (sq. ft.)	159,951
Floor Plate (sq. ft.)	22,850
Additional Rent Total (p.s.f.)	\$23.04
Realty Taxes (p.s.f.)	\$5.19
Operating Costs (p.s.f.)	\$15.10
In-Suite Cleaning Costs (p.s.f.)	\$2.75
Building Access Points	4 (east, west, north, via parkade)
Heating, Ventilation & Air Conditioning (HVAC)	Natural gas-fired boilers, AHUs, MUA units, chiller
HVAC Hours	Mon-Sun: 5:00 am - 10:00 pm (varies seasonally)
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Paladin Security. 24/7 on-site security and CCTV, card-key access
Total Number of Public Washrooms	14 (multi-stall)
Washrooms per Floor	2 (one male, one female)
Anchor Tenants	Hys Centre Medical Clinic, MIC Medical Imaging, Edmonton Drugs, Dynalife Medical Labs, Edmonton Cardiology Consultants, Women's Health Clinic
Fire & Life Safety Information	Siemens Firefinder fire panel; partial building sprinklers. AED in main floor lobby.
Building Automation System	ESC Automation

#### Electricity

General Information	347/600V, 3000A, 3-phase
Building Emergency Power	Backup generator (diesel)
Tenant Emergency Power	Yes (available)
Base Building Lights	LED, T8
Lighting Control	Timer control
Electrical Rooms	8
Telecommunications Rooms	10

#### Elevators

Number of Passenger Elevators	6
Freight Elevator	0
Elevator Modernization Year(s)	2011 & 2014
Elevator Type	Traction
Elevator Speed	N/A
Passenger Cab Capacity	910 - 1,360 kg

#### Parking

Parking Ratio	2.53/1,000 sf
Total Number of Parking Stalls	429
Number of Accessible Stalls	3
Parking Lot Type	Underground & surface
Parking System	Pay-by-stall/Pay-by-plate
Parking Stall Allocation	270 tenant, 159 visitor
Parkade (if applicable) - year built	1979
Number of Parkade Levels	3

#### Amenities

Fitness Centre	No
Bicycle Storage	Indoor and Outdoor
Shipping & Receiving	N/A
Common Area Meeting Room	Yes (main floor)
Meeting Room Cost	Free for tenants
Shared Social Space	Yes (main floor)
Food Service / Café	Royal Pizza
Public Transit Information	Kingsway/Royal Alex LRT Station; Bus Routes 3, 9, 103, 111, 560, 693, 701
NWHP Online Service Request System	Yes
NWHP On-site Office	Yes. Suite #300

#### Environmental

Energy Savings Initiatives	Timer-controlled lights, LED lighting
Environmental & Sustainability Initiatives	Lighting control
Conservation & Carbon Footprint Initiatives	Bicycle storage provided
Recycling Programs	Single-stream recycling and composting Electronic equipment recycling
Electric Vehicle Charging Stations	No

#### Additional Information

Hospital Proximity	< 1 km
Hospital Name	Royal Alexandra Hospital
WiredScore Certification	Silver
Building Hours	Mon-Fri: 5:00 am - 9:00 pm Sat-Sun: 7:00 am - 6:00 pm