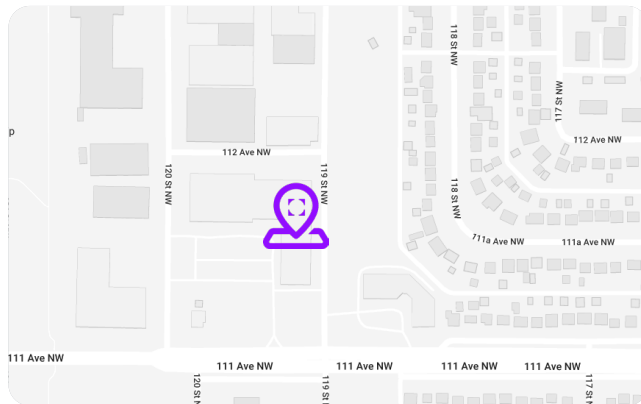




Mira Health Centre

11910 111 Avenue, Edmonton, Alberta



Location Highlights



Major Intersection

111 Avenue & 119 Street NW



Nearest Hospital

2.3 km Royal Alexandra Hospital



Public Transit Access

Bus 125 via 111 Avenue

Leasing Inquiries



Richie Lipton
Leasing Manager

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Mira Health Centre

11910 111 Avenue, Edmonton, Alberta



Property Description

Mira Health Centre is a single-storey, 70,329 square foot medical office building that recently underwent a large-scale interior and exterior renovation. Conveniently located near the Royal Alexandra Hospital and Kingsway Mall, Mira Health Centre is an ideal healthcare hub tenanted by the Links Medical Clinic and Edmonton O-Day'min Primary Care Network, a variety of medical specialists, and a range of clinics and support services including a pharmacy, diagnostic imaging, optometry, and a hearing clinic. The property provides abundant tenant and visitor parking and features a Tim Hortons drive-through.

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Property Highlights

Building Size	70,329 sq.ft.
Floors	1
Asking Rent	Market
Additional Rent (2024 est.)	
Operating Costs	\$18.66
Realty Taxes	\$4.12
In Suite Cleaning Costs	\$2.58
Total	\$25.36 psf
Bike Storage	Outdoor
Parking	Surface
Electric Vehicle Chargers	No
Wired Score	Certified

General Information

Number of Floors	1
Year Built	1992
Year(s) of Expansion(s)	N/A
Building Modernizations/Upgrades	2022: interior lobby/common areas and exterior renovations
Building Size (sq. ft.)	70,329
Floor Plate (sq. ft.)	70,329
Additional Rent Total (p.s.f.)	\$25.36
Realty Taxes (p.s.f.)	\$4.12
Operating Costs (p.s.f.)	\$18.66
In-Suite Cleaning Costs (p.s.f.)	\$2.58
Building Access Points	2 (south, north)
Heating, Ventilation & Air Conditioning (HVAC)	Natural gas-fired boiler, RTUs, reheat coils
HVAC Hours	Mon-Sat: 5:30 am - 8:00 pm; Sun: Off
After-Hours HVAC Operation Fee	Starting at \$25.00/hour
Building Security Information	Paladin Security. 24/7 CCTV, mobile patrols, card-key access
Total Number of Public Washrooms	4 (multi-stall)
Washrooms per Floor	4 (two male, two female)
Anchor Tenants	Links Clinic, MR Imaging, The Medicine Shoppe, Edmonton O-Day/min PCN
Fire & Life Safety Information	EST3X fire panel; full building sprinkler system. AED in main floor lobby.
Building Automation System	ESC Automation

Electricity

General Information	347/600V, 1600 amp, 3-phase
Building Emergency Power	Battery packs for emergency lighting
Tenant Emergency Power	No
Base Building Lights	LED, T8, T12
Lighting Control	Timer control
Electrical Rooms	2
Telecommunications Rooms	3

Elevators

Number of Passenger Elevators	0
Freight Elevator	0
Elevator Modernization Year(s)	N/A
Elevator Type	N/A
Elevator Speed	N/A
Passenger Cab Capacity	N/A

Parking

Parking Ratio	3.79/1,000 sf
Total Number of Parking Stalls	265
Number of Accessible Stalls	7
Parking Lot Type	Surface
Parking System	Pay & display
Parking Stall Allocation	79 tenant, 186 visitor
Parkade (if applicable) - year built	N/A
Number of Parkade Levels	N/A

Amenities

Fitness Centre	No
Bicycle Storage	Outdoor
Shipping & Receiving	N/A
Common Area Meeting Room	No
Meeting Room Cost	N/A
Shared Social Space	No
Food Service / Café	Tim Horton's
Public Transit Information	Bus Routes 3, 5, 111
NWHP Online Service Request System	Yes
NWHP On-site Office	No

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	1-3 km
Hospital Name	Royal Alexandra Hospital
WiredScore Certification	Certified
Building Hours	Mon-Fri: 7:00 am - 8:00 pm Sat: 10:00 am - 2:30 pm Sun: Closed