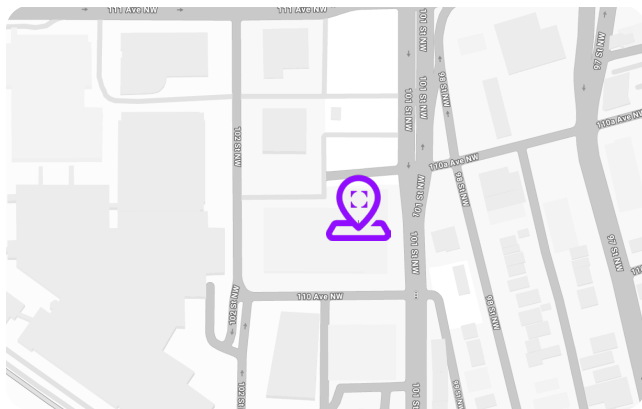




# Hys Centre

11010 101 Street, Edmonton, Alberta



## Leasing Inquiries



**German Contreras**  
Leasing Manager

C +1 587 439 6386  
E [german.contreras@nwhreit.com](mailto:german.contreras@nwhreit.com)  
W [nwhproperties.com](http://nwhproperties.com)

## Location Highlights



### Major Intersection

101 Street & 111 Avenue NW



### Nearest Hospital

< 0.1 km Royal Alexandra Hospital



### Public Transit Access

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



# Hys Centre

11010 101 Street, Edmonton, Alberta



Edmonton **Cardiology** Consultants



## Property Description

Hys Centre is a 159,951-square-foot medical outpatient building located on the Royal Alexandra Hospital campus, directly connected to the hospital via underground pathway. This 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 of healthcare service providers including a walk-in clinic, pharmacy, laboratory, diagnostic imaging centre, and a wide range of medical specialists. The property has abundant parking for tenants and visitors, on-site management, and 24-hour security.

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## Property Highlights

<b>Building Size</b>	159,951 sq.ft.
<b>Floors</b>	7
<b>Asking Rent</b>	Market
<b>Additional Rent (2025 est.)</b>	
Operating Costs	\$15.22
Realty Taxes	\$3.28
In Suite Cleaning Costs	\$2.75
<b>Total</b>	\$21.25 psf
<b>Bike Storage</b>	Indoor and Outdoor
<b>Parking</b>	Surface and Underground
<b>Electric Vehicle Chargers</b>	No
<b>WiredScore</b>	Silver