



MANCHESTER
SQUARE

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120TH STREET & 107TH AVENUE
EDMONTON | ALBERTA



RE-IMAGINE
QUEEN MARY PARK



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76GROUP.CA



MANCHESTER SQUARE

WWW.MANCHESTERSQUARE.CA

DYNAMIC & VIBRANT

This re-development totalling 57,000 sq.ft. located on the corner of 120 Street and 107 Avenue and just blocks from the bustling 124 Street shopping district and Brewery District, provides unique architecture and atmosphere. Bringing a touch of European grace to the area, this creatively designed building with distinct features will be home for up to 19 locally owned shops and businesses. An outdoor fountain, a 20 ft promenade for casual strolling while enjoying free Wi-Fi, a hidden indoor alleyway with artistic features that will let visitors feel like they are walking the streets of Europe, in addition to plenty of parking on a private lot, make Manchester Square an extremely attractive destination for your customers. Each unit will have an interconnected floor space providing flexibility and options for various uses.

RE-IMAGINE...

An Infusion of dynamic and vibrant energy to Queen Mary Park.



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Excellent visibility & exposure for the complex will be achieved with two **architectural tower** features.

Local businesses are encouraged to consider being part of this trendy, new community cornerstone location which will certainly be ideal for retail such as a bike or coffee shops.

Edmonton's biggest pedestrian and cyclist trail network is situated directly beside Manchester Square making it a prime location on the busiest corner in the area and a hub for those travelling by on their regular commute.

BUILDING FEATURES

- / **Interconnected floor space**
- / Commercial Zoning DC2
- / **Parking availability**
- / Prime central location
- / **Tower signage**
- / Pylon signage
- / **Rough-ins provided (power, plumbing, gas, HVAC)**
- / Electric car chargers
- / **Free Wi-Fi for patrons**
- / Music and monthly outdoor events

Operational Costs include:

- / Landscaping & Snow Removal
- / Insurance
- / Maintenance to the Building
- / Property Tax
- / Monthly Contracts with Trades
- / Wi-Fi (for patrons) & Music
- / Management & Administration
- / Marketing & Events

Total Operational Costs: *Estimated \$12.00/sq. ft. for 2021*

MANCHESTER SQUARE MAP

TOTAL OPERATIONAL COSTS

Estimated \$12.00/sq. ft. for 2021

RATE

Starting at \$25.00 / sq. ft.

UNIT SIZE

Starting at 2,766 sq. ft. up to 3,299 sq. ft.



107 Avenue



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