

# FOR LEASE

## DAYCARE OPPORTUNITY

180 Century Crossing, Spruce Grove, AB



Render is for conceptual purposes only

### HIGHLIGHTS

- Daycare opportunity in Spruce Grove
- Brand new custom build (6,020 ± sq ft) facility
- Conveniently situated in a prime location easily accessible for families
- Rapidly growing community with increasing demand for quality childcare
- Surrounded by residential neighbourhoods, businesses, and developments
- Ready for customization to meet specific daycare needs

### CONTACT

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## PROPERTY INFORMATION

MUNICIPAL ADDRESS	180 Century Crossing, Spruce Grove, AB
LEGAL DESCRIPTION	Plan: 112 5303 Lot: 29 Block: 23
ZONING	C2 (Vehicle Oriented Commercial)
CONSTRUCTION	Steel and pre-cast construction
LAND SIZE	0.34 ± acres
CONSTRUCTION TIMELINE	Completed and operational for 2026
PARKING	Ample surface parking

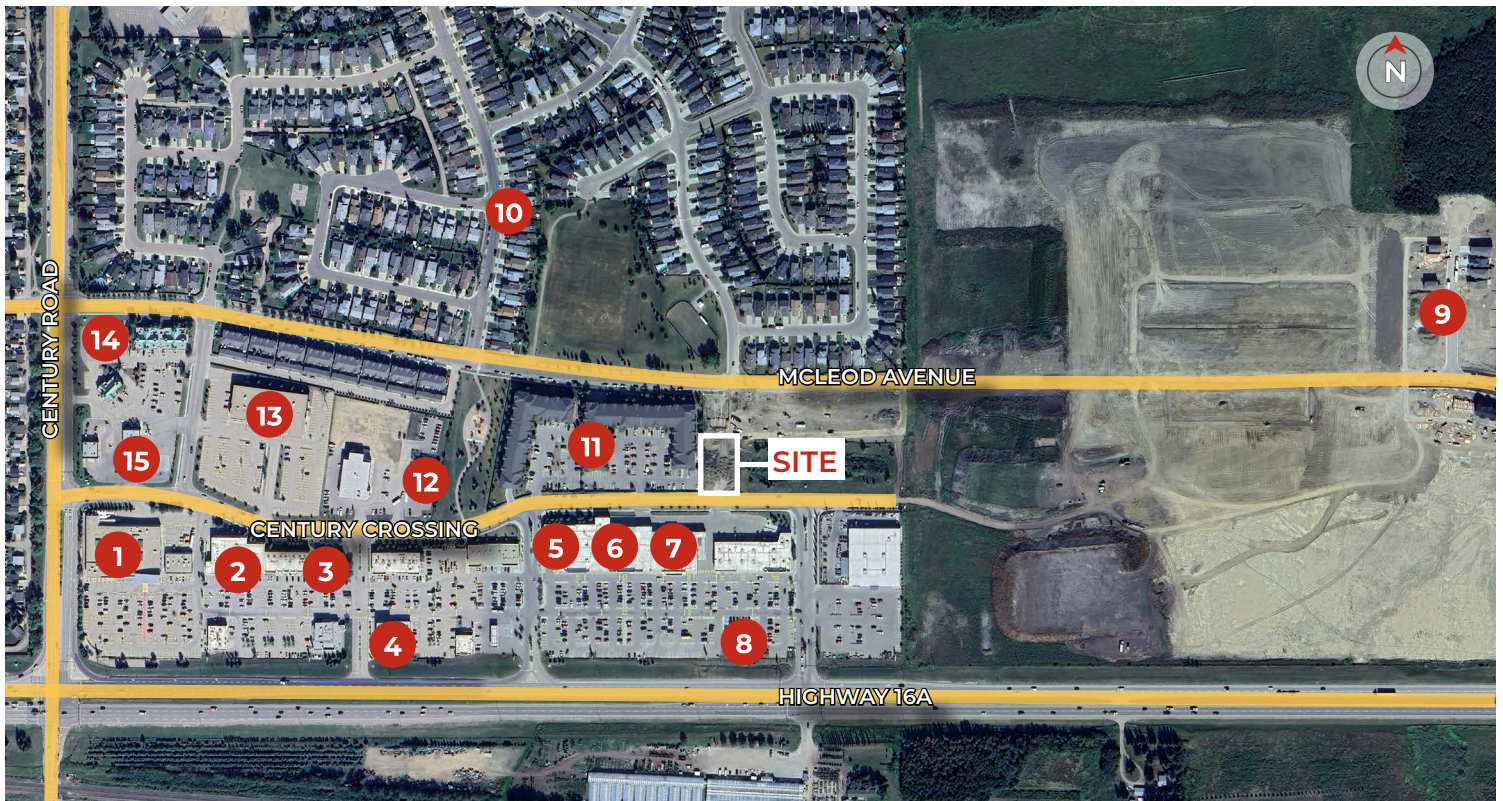
## FINANCIAL INFORMATION

LEASE RATE	Starting at \$30.00/sq ft
OPERATING COSTS	TBC
TIA	Negotiable
TERM	10 years



- 30 MINS TO EDMONTON CITY CENTRE
- 15 MINS TO WEST EDMONTON
- 30 MINS TO EDMONTON INT'L AIRPORT
- 30 MINS TO ST. ALBERT

## ABOUT THE AREA



- |                       |                              |                      |
|-----------------------|------------------------------|----------------------|
| 1. Save-On-Foods      | 7. Michaels                  | 13. Landmark Cinemas |
| 2. Shoppers Drug Mart | 8. State & Main              | 14. Mr Lube + Tires  |
| 3. Starbucks          | 9. Easton Community          | 15. Co-Op Gas Bar    |
| 4. ATB Financial      | 10. Lakewood Community       |                      |
| 5. Sport Check        | 11. Lake Ridge Apartments    |                      |
| 6. Winners            | 12. Tri-Municipal Veterinary |                      |



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# LEASE REQUIREMENTS

## LEASE TERM

The initial lease term that the Landlord is seeking is 10 Years. The landlord is flexible regarding renewal options and is open to different ideas as it relates to the number of options and length of the renewals.

## LEASE RATE

The Landlord is seeking a lease that is escalating in nature throughout the initial term. The Landlord is not interested in entertaining flat or near flat rates and said escalations should accurately represent regular inflationary increases.

In consultation with various real estate professionals in the region, a starting lease rate should not be less than \$30.00 per square foot.

## ADDITIONAL RENT

The exact amount per square foot for the Additional Rent rate is not yet known, however, the Tenant will be responsible for property taxes, building insurance & city utilities for the entire building and property. The Landlord will collect additional rent based on the above items and will reconcile these amounts annually. The Landlord will not charge administration fees on these above expenses.

The Tenant will be responsible for the regular repairs and maintenance of the building and the property and will pay these costs directly. Should the Landlord need to pay for any maintenance expenses, those expenses will be billed back to the Tenant plus an administration fee of 15%.

The Landlord will charge a fixed lease administration and management fee of \$0.50 per square foot.

## LANDLORD'S WORK

The Landlord is aware that it will need to complete certain work during construction and provide the space to the Tenant at occupancy in a certain state of completion. The Landlord is reasonably flexible in what that state will look like and is open to proposals from the Tenant.

Generally speaking, the Landlord is expecting to provide a completed exterior shell with power and HVAC ready to be distributed and diffused, with a finished concrete floor, and sufficient entries and exits to meet building code requirements for the space. Additionally, the Landlord will also complete all exterior surface paving, parking, and landscaping.

The Landlord is aware that a daycare operation will require a fenced outdoor "play space" and the Landlord will construct this space in accordance with the requests and specifications of the Tenant and in compliance with the City of Spruce Grove zoning regulations.

## LEASE INCENTIVES

The Landlord is open to providing a TI allowance so that the Tenant may execute improvements and construction work within the building and finish it to their standards. It is preferable for the Tenant to engage their own contractor and professional trades; however, the Landlord is open to engaging Tenant Improvements on behalf of the Tenant during the construction period.

The Landlord is also open to providing a "rent-free" fixturing period under which the Tenant may engage in their Tenant Improvements without the need to incur operating costs.

Please note that while the Landlord is open to providing lease incentives, prospective Tenants are encouraged to make reasonable requests that are in line with the balance of the proposal.

## SELECTION PROCESS

On or around March 10, the Landlord will review all of the proposals received from prospective Tenants, and the Landlord will select the proposal and prospective Tenant that it deems "best" and will open exclusive negotiations in an attempt to solidify a lease. If the Landlord and the prospective Tenant are unable to reach a lease agreement, the Landlord will select another prospective Tenant and repeat the process.



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# WELCOME TO THE CITY OF SPRUCE GROVE, AB

Located just minutes west of Edmonton, Spruce Grove is a vibrant city of 40,000 people and counting. Part of the Greater Edmonton Region, a robust hub with 1.5 million people, Spruce Grove is the service and supply destination for a trade area population of 150,000.

Spruce Grove is a proven industrial player in the region. Local, national, and global companies are finding success here. Situated between the TransCanada Yellowhead Highway and Highway 16A, we offer immediate access to major transportation routes and are in close proximity to rail and air. Our property taxes are almost half of what you would pay in Edmonton. Did we mention that our talent pool appreciates the chance to work close to home?

Spruce Grove City Council supports economic development strategies that position the City for success in a changing global economy; Council's 2022-2025 Strategic Plan has "Economic Prosperity" as one of its four main themes.

Spruce Grove has strong population and employment growth. We offer a vast consumer market and exciting investment opportunities. And, most important, a desirable quality of life.



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## C2 - Vehicle Oriented Commercial

### SECTION 124 C2 – VEHICLE ORIENTED COMMERCIAL DISTRICT

#### (1) GENERAL PURPOSE

This District is intended to provide for the development of commercial uses serving vehicle traffic on Sites adjacent to Arterial roads and Highway 16A and Highway 16.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"><li>• Alcohol Sales (Bylaw C-1265-23, October 23, 2023)</li><li>• Animal Service Facility, Minor</li><li>• Automobile Sales and Rental</li><li>• Bus Depot</li><li>• Eating and Drinking Establishments</li><li>• Gas Bar</li><li>• Health Service</li><li>• Hotel</li><li>• Motel</li><li>• Personal Service Establishment</li><li>• Professional and Office Service</li><li>• Recreational Establishment, Commercial</li><li>• Recreational Establishment, Indoor (Bylaw C-839-13, Feb. 25, 2013)</li><li>• Retail, Major</li><li>• Retail Sales</li><li>• Service Station</li><li>• Theatre (Bylaw C-942-15, Jan. 29, 2016)</li></ul>	<ul style="list-style-type: none"><li>• Accessory Building</li><li>• Animal Service Facility, Major (Bylaw C-942-15, Jan. 29, 2016)</li><li>• Automobile Service Centre</li><li>• Cannabis Sales (Bylaw C-1027-17, June 13, 2018)</li><li>• Car Wash</li><li>• Child Care Facility (Bylaw C-1011-17, Sept. 21, 2017, Bylaw C-1042-18 and Bylaw C-1057-18, March 18, 2019)</li><li>• Commercial School, Non-Industrial (Bylaw C-981-16, Jan. 25, 2017)</li><li>• Drive Through Business</li><li>• Equipment Sales, Services and Rental</li><li>• Fleet Services (Bylaw C-1057-18, March 18, 2019)</li><li>• Funeral Homes</li><li>• Greenhouse</li><li>• Parking Facility</li><li>• Private Club</li><li>• Public Utility Building</li><li>• Recycling Transfer Depot</li><li>• Repair Service</li><li>• Wholesale Establishment (Bylaw C-1104-19, May 29, 2020) (Bylaw C-1226-22, December 05, 2022)</li></ul>

#### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.



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## C2 - Vehicle Oriented Commercial

	Site Standard
Front Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>6.0 m</li> <li>A minimum of 3.0 m of the Front Yard Setback shall be landscaped. The remaining portion of the Setback may be landscaped or contain parking. No storage, loading or similar Use may occur within the Front Yard Setback.</li> </ul>
Side Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>4.0 m or 10% of the Site Width, whichever is less</li> </ul>
Rear Yard Setback (Minimum):	<ul style="list-style-type: none"> <li>7.5 m</li> <li>For any Site Adjacent to a Residential District, the 3.0 m portion that is closest to the residential District shall be landscaped.</li> </ul>
Site Coverage (Maximum):	<ul style="list-style-type: none"> <li>50%</li> </ul>
Building Height (Maximum):	<ul style="list-style-type: none"> <li>Four Storeys not to exceed 14.0 m</li> </ul>

### (3) ADDITIONAL REGULATIONS

- (a) Any Yard facing a Street shall have a minimum 6.0 m Setback, of which 3.0 m shall be landscaped.
- (b) Notwithstanding (3)(a) above, a 3.0 m Setback may be considered by the Development Officer where the development is oriented towards the Street and where a public Sidewalk exists or is required as part of the Development.
- (c) For Sites Adjacent or Abutting Highway 16A or Highway 16, the Development Officer may require:
  - (i) Additional landscaping, notwithstanding the regulations contained in Part 9 – Landscaping Regulations, if, in the opinion of Development Officer, there is a likelihood that the proposed development will generate undesirable impact on surrounding sites, such as poor appearance, excessive noise, light, odours, traffic, litter or dust;
  - (ii) A minimum 75% of the length of the façade facing Highway 16 and 16A shall incorporate architectural features, up to a minimum height of 6.0 m.  
(Bylaw C-1226-22, December 05, 2022)
  - (iii) That development incorporate a higher design standard, by including architectural features such as:
    - a. Multiple colours;
    - b. Differing, but complementary finishes and textures;
    - c. Articulating the walls of the Building or recessing entrances;
    - d. Canopies; and
    - e. Varying roof lines.
- (d) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 or subsequent legal addresses due to subdivision shall:
  - (i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, Bylaw C-797-11, adopted November 14, 2011; and
  - (ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.  
(Bylaw C-1226-22, December 05, 2022)



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## TYLER WEIMAN, SIOR Partner, Associate



In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

## CODY HUCHKOWSKI, Associate



Cody Huchkowski is embarking on an exciting new chapter in Commercial Real Estate as he begins his third career. Originally from Saskatchewan, Cody grew up in the Ottawa Valley and spent the last 13 years in Vancouver before recently settling in Edmonton.

After graduating from the Police Foundations Program at St. Lawrence College in Kingston, Ontario, Cody pursued further education and became a Red Seal Journeyman Powerline Technician. He spent nine years thriving in the trades before making a bold move to transition into in-home sales within the custom window industry. Over five years, Cody honed his interpersonal skills by working with over 1,500 homeowners, helping them make one of the most significant investments in their homes.

A little over a year ago, Cody relocated to Edmonton in pursuit of love, leaving behind the challenges of long-distance dating. This move also presented him with the opportunity to dive into his passion for Commercial Real Estate.

Cody is thrilled to bring his enthusiasm, work ethic, and fresh perspective to the industry. Driven by a commitment to helping his clients achieve their goals, he believes that success is a shared experience: when clients win, everyone wins. With a strong focus on results and a dedication to delivering personalized service, Cody is ready to help turn your vision into reality.



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

## REGIONAL MAP



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