



For Lease | 10408 - 124 Street, Edmonton

124th Street Business Park East

Professionally developed office space, ideally located in the heart of 124th Street, only 5 minutes from the Downtown Core

- Extensive renovations complete, including lobby, parkade and common area upgrades
- Close proximity to public transit, future LRT line, and surrounding amenities including the Brewery District, restaurants, cafes, and more
- Move-in ready suites available immediately
- Flexible demisable units with various buildouts
- Fibre optic Internet available

Asking Net Rental Rate:

\$13.50

Per Square Foot

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[View Property Video](#)

Property Overview



Located in the Heart of Trendy 124th Street



Close Proximity to Various Surrounding Amenities



Convenient Access to Public Transit and Future LRT Lines



Underground and Visitor Parking Available



Lobby, Parkade & Common Area Renovations Complete

Available Space

Suite 400	1,562 square feet <i>(available on 30 days notice)</i>
Suite 404	1,754 square feet
Suite 406	1,349 square feet

Lease Details

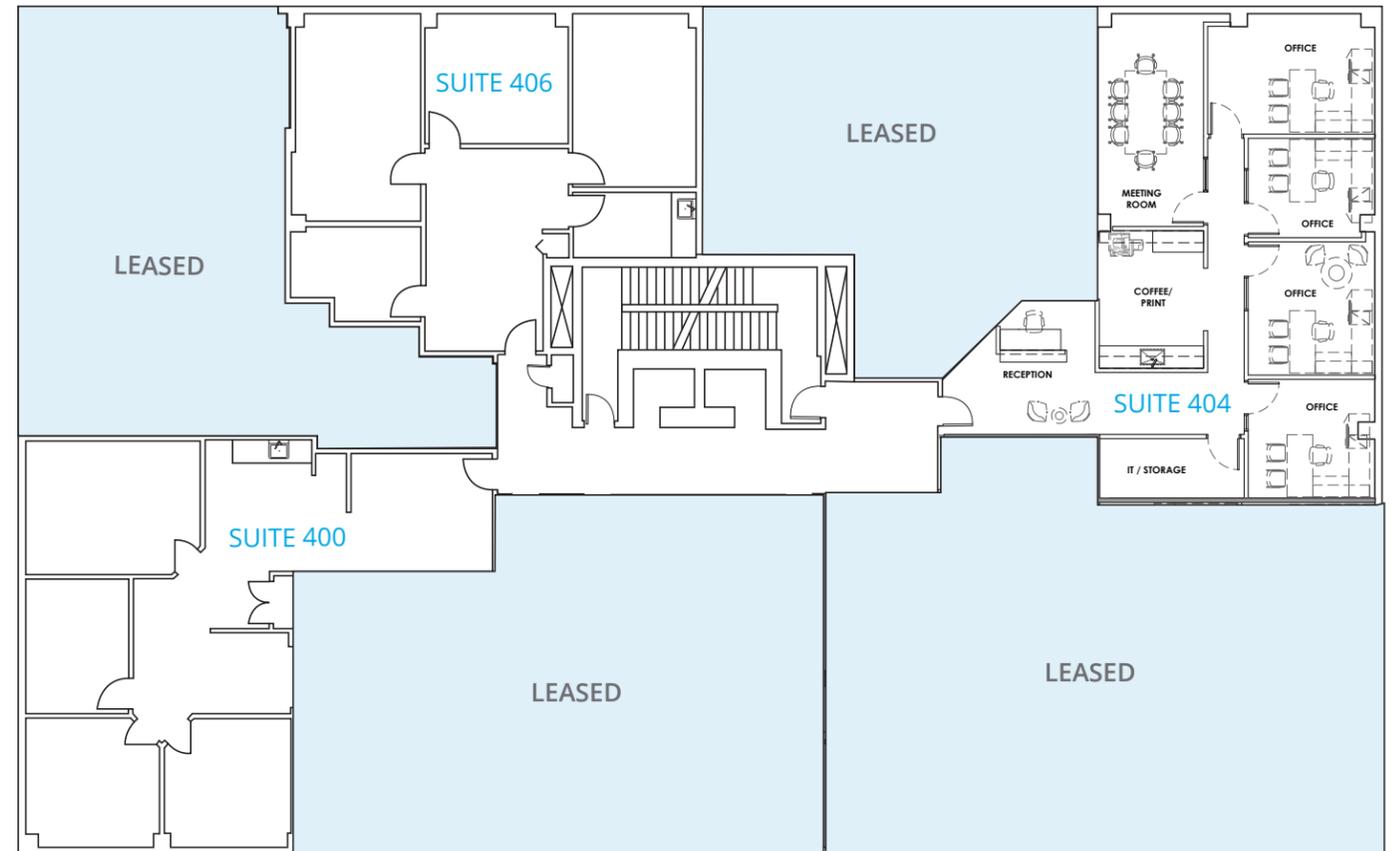
Municipal Address	10408 - 124 Street
Net Rental Rate	\$13.50 / SF
Operating Costs	\$16.48 / SF (2024)
TI Allowance	Negotiable
Fibre Optic Internet	Available
Underground Parking Stalls Ratio	1:650 SF Leased
Parking Rates	\$180/stall/month (reserved)
Zoning	Mixed Used (MU)



124th Street Business Park East Floor Plans

4th Floor

Suite 400: 1,562 SF - Developed office space
 Suite 404: 1,754 SF - Concept plan for illustration
 Suite 406: 1,349 SF - Developed office space





Downtown Core
(5-minute drive)

Oliver
Square

Edmonton
Brewery
District

Future Valley LRT Line
104 Avenue

Future LRT
Station



124th Street

Story Plain Road

124th Street Business Park East

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