

FOR SALE

Prime Downtown Edmonton
Second Floor Office Space



CAPITAL CENTRE

10145/10175 109 Street NW,
Edmonton, AB

High-exposure second-floor
space in Downtown Edmonton,
perfect for office or
institutional use. Formerly an
educational facility, it offers a
flexible, move-in-ready layout
in a prime location



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RE/MAX COMMERCIAL

Suite 200, 10835 124 St NW
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Property Details

10145/10175 109 Street
NW, Edmonton, AB

Site Area: +/- 1.61 acres (total site area)

Unit Size: 14,472 SF

Zoning: UW-Urban Warehouse Zone

Year Built: 1981

Parking: Underground

Sale Price: \$2,400,000

Base Rent: \$15 per SF

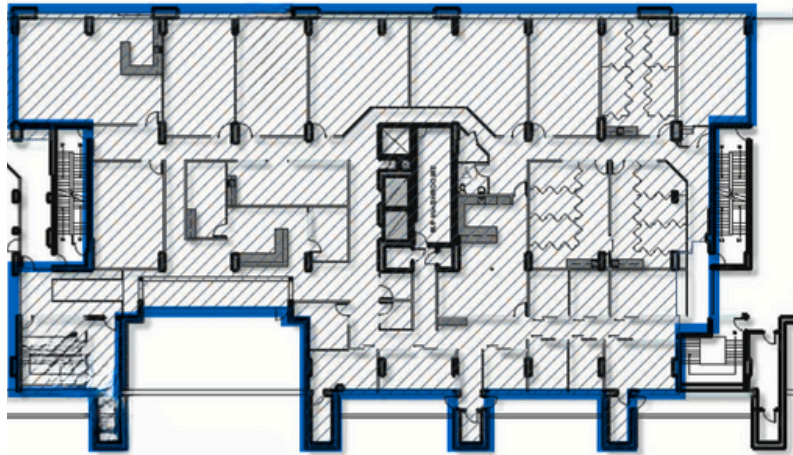
Operating Costs: \$14.25 per SF

Property Highlights

- Situated at the high-visibility corner of 102 Avenue NW and 109 Street NW
- Flexible layout with reception area, multiple private offices, open work areas, meeting rooms, kitchen, and washrooms
- Formerly used as an educational facility, ideal for training centres, schools, colleges, or professional offices.
- Prime urban setting surrounded by residential towers, office buildings, and popular restaurants
- Minutes from Jasper Avenue, Government District, ICE District, and MacEwan University.

Property Overview

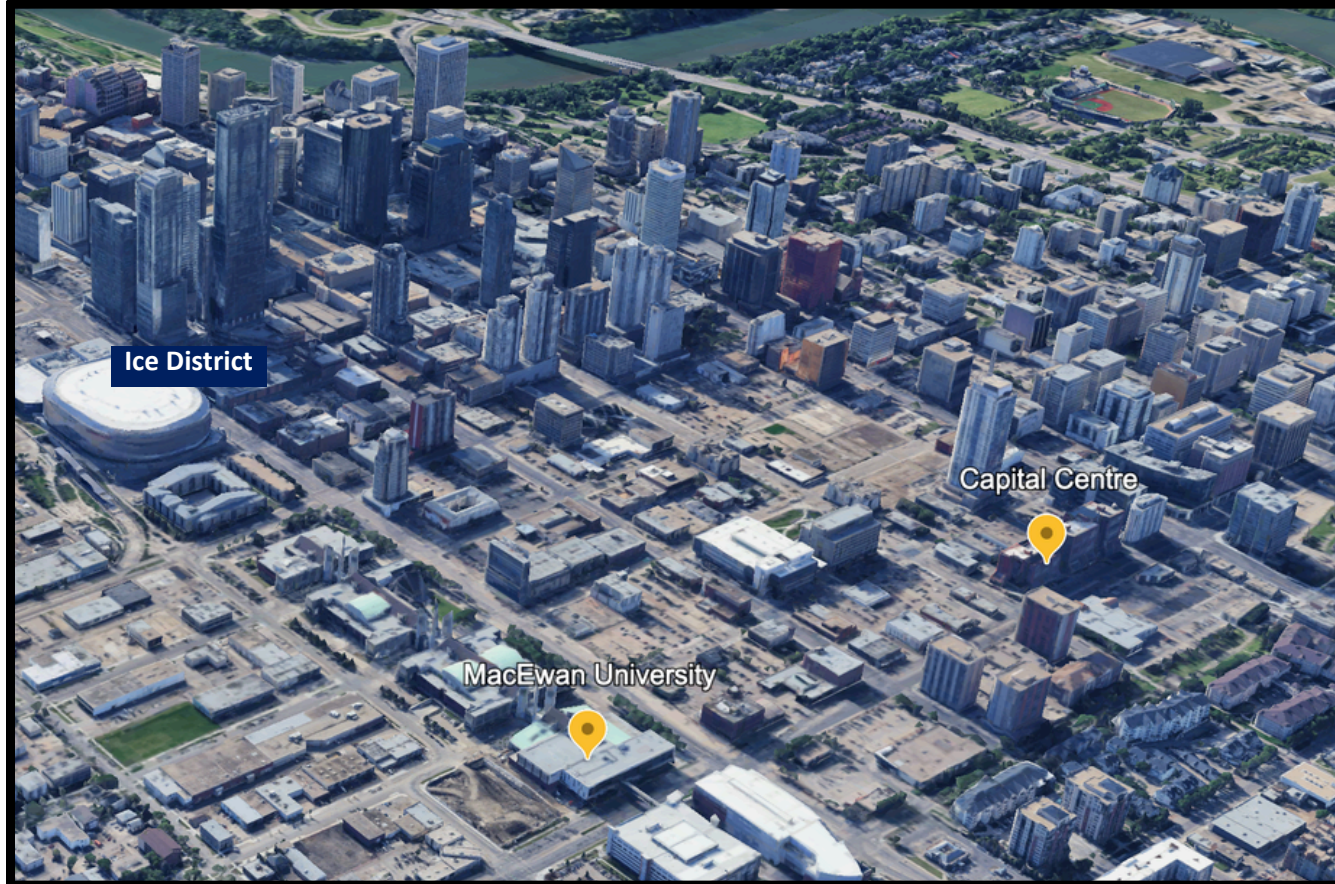
10145/10175 109 Street
NW, Edmonton, AB



Well appointed second floor space with a modern, professional layout. Multiple private offices, open work areas, meeting rooms and collaborative spaces designed to accommodate a variety of uses.

Location

10145/10175 109 Street NW,
Edmonton, AB



Prominently located at the intersection of 102 Avenue NW and 109 Street NW, this property offers exceptional visibility along one of Downtown Edmonton's most recognizable corridors. The area experiences strong pedestrian and vehicular traffic, is well-served by public transit with nearby LRT stations, and sits within walking distance of major destinations including the Government District, ICE District, Jasper Avenue, and MacEwan University.



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