

FOR LEASE

UNIT 200/206, 10132 105 ST, EDMONTON, AB

±800 & 2,402 SQ. FT.



CENTRAL DOWNTOWN SECOND FLOOR OFFICE SPACE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

 780.488.0888

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PROPERTY INFORMATION

Municipal Address: 10132 105 Street, Edmonton, AB

Available Size: **Unit 200** ±2,402 SF

Unit 206 ±800 SF

Zoning: Urban Warehouse Zone (UW)

Parking: **Unit 200** 2 stalls *\$150/month additional per stall

Unit 206 1 stall *\$150/month additional per stall

Possession: Immediately

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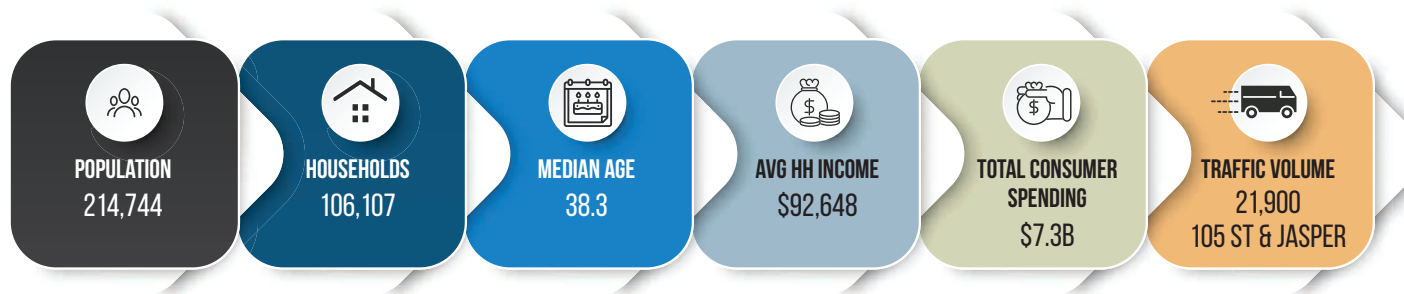
Lease Rate: \$10.00/SF

OP Costs: \$12.85/SF Power included for Unit 206

PROPERTY HIGHLIGHTS

- Second floor office space available in the heart of Downtown Edmonton
- Suitable for professional office, administrative, consulting, wellness, or service-based user
- Flexible office layouts
- Excellent central location with convenient access to Jasper Avenue. Ideal for businesses seeking accessible and affordable office spaces in the heart of Downtown Edmonton.

DEMOGRAPHICS WITHIN 5KM



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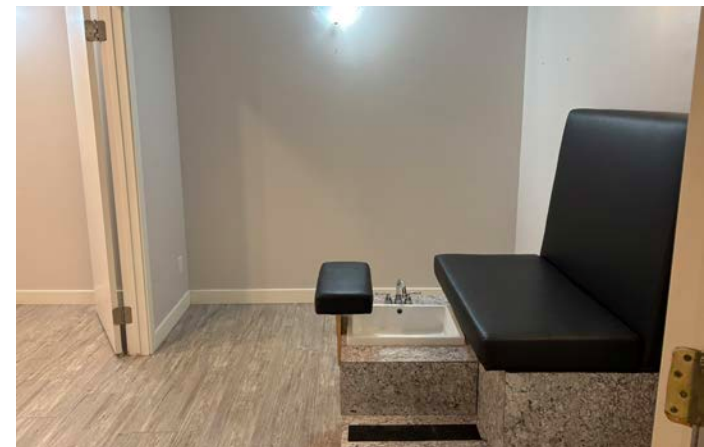
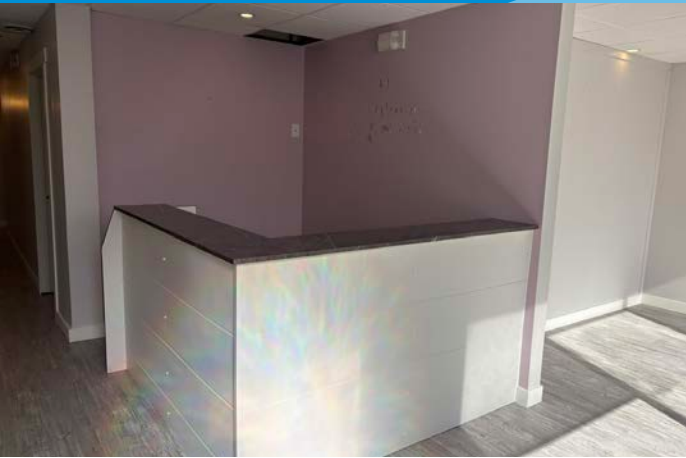
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