



**For Lease** | 10408 - 124 Street, Edmonton

# 124<sup>th</sup> Street Business Park East

Professionally developed office space, ideally located in the heart of 124<sup>th</sup> 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	
<b>3rd Floor</b>	
Unit 301	7,496 SF (Available May 1, 2023)
<b>4th Floor</b>	
Unit 403	1,632 SF (Available January 2024)
Unit 404	1,754 SF
Unit 406	1,349 SF



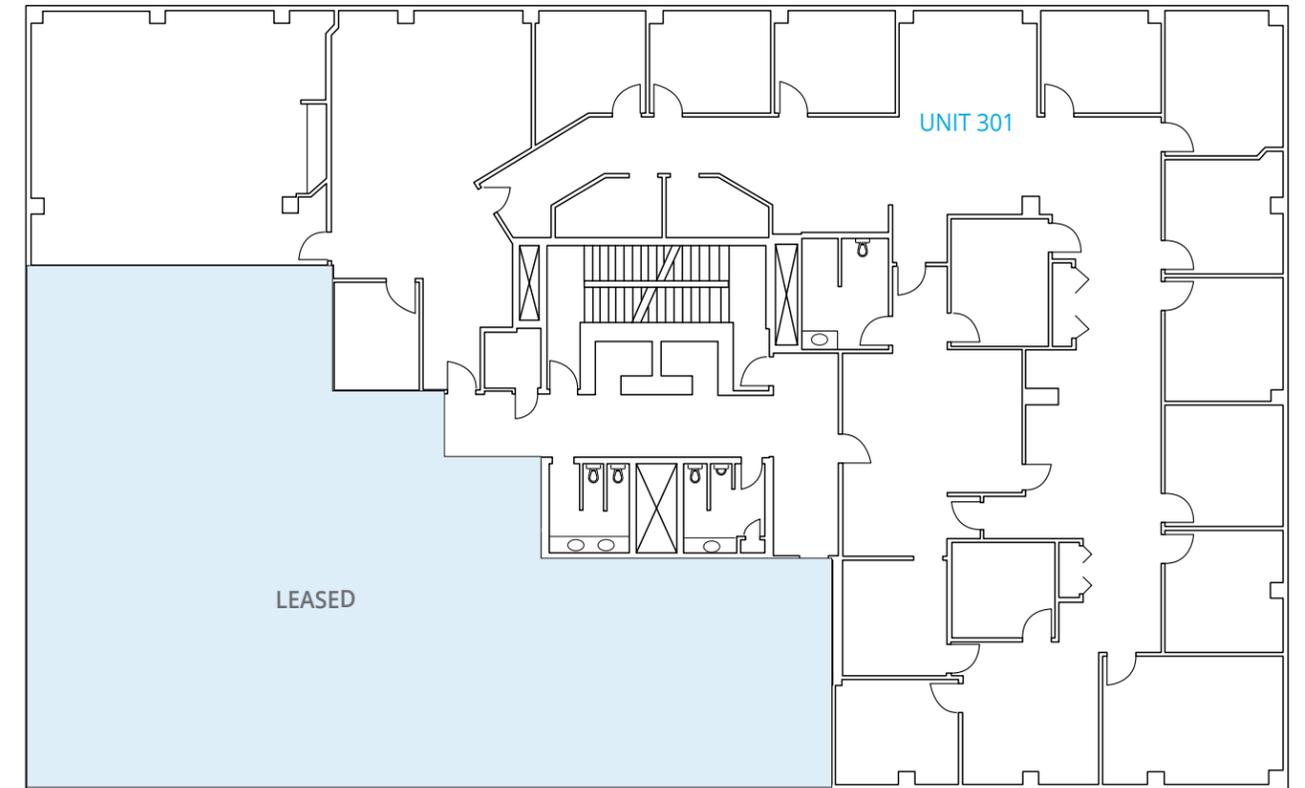
Lease Details	
Municipal Address	10408 - 124 Street
Net Rental Rate	\$13.50 / SF
Operating Costs	\$17.59 / SF (2023)
TI Allowance	Negotiable
Fibre Optic Internet	Available
Parking Ratio (Underground Stalls)	1:650 SF Leased
Parking Rates	\$180/stall/month (reserved)



## 124th Street Business Park East Floor Plans

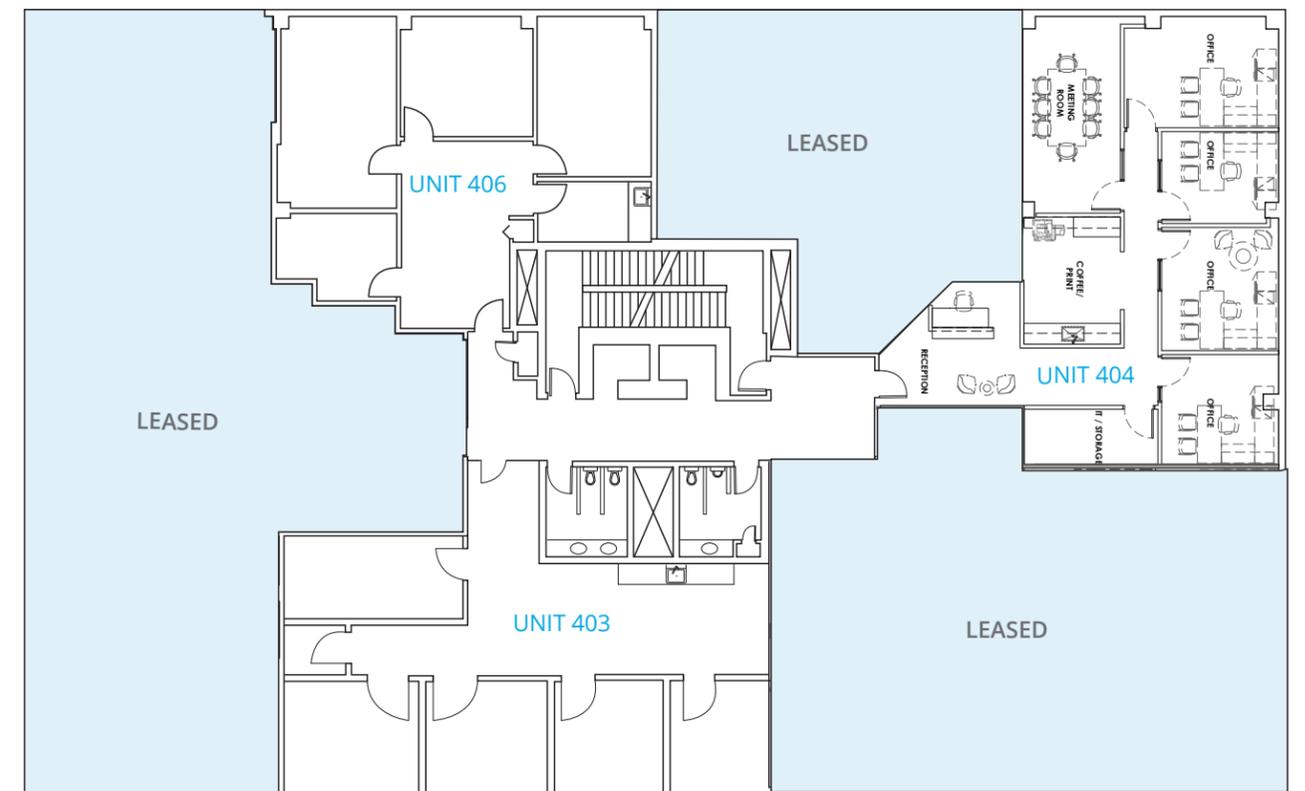
### 3RD FLOOR

UNIT 301: 7,496 SF



### 4TH FLOOR

UNIT 403: 1,632 SF (CURRENT BUILDOUT)  
 UNIT 404: 1,754 SF (CONCEPT PLAN)  
 UNIT 406: 1,349 SF (CURRENT BUILDOUT)





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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