CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE

WESTERN SUPPLIES BUILDING

10722 103 Avenue, Edmonton, AB

$10.00 PER SF

CHARACTER OFFICE SPACE

RENT REDUCTION

1,820 SF, 1,064 SF, 1,383 SF AND 820 SF OFFICE SPACE FOR LEASE

(MAIN FLOOR CONTIGUOUS SPACE - 3,267 SF)

PROPERTY HIGHLIGHTS

- Character space, open beam, and brick finishing
- Excellent location, close to all amenities
- In the heart of downtown right off Jasper Avenue
- Parking stalls available at an additional cost
- Walking distance to the Corona LRT station

Dustin Bateyko
Partner
780 702 4257
dustin.bateyko@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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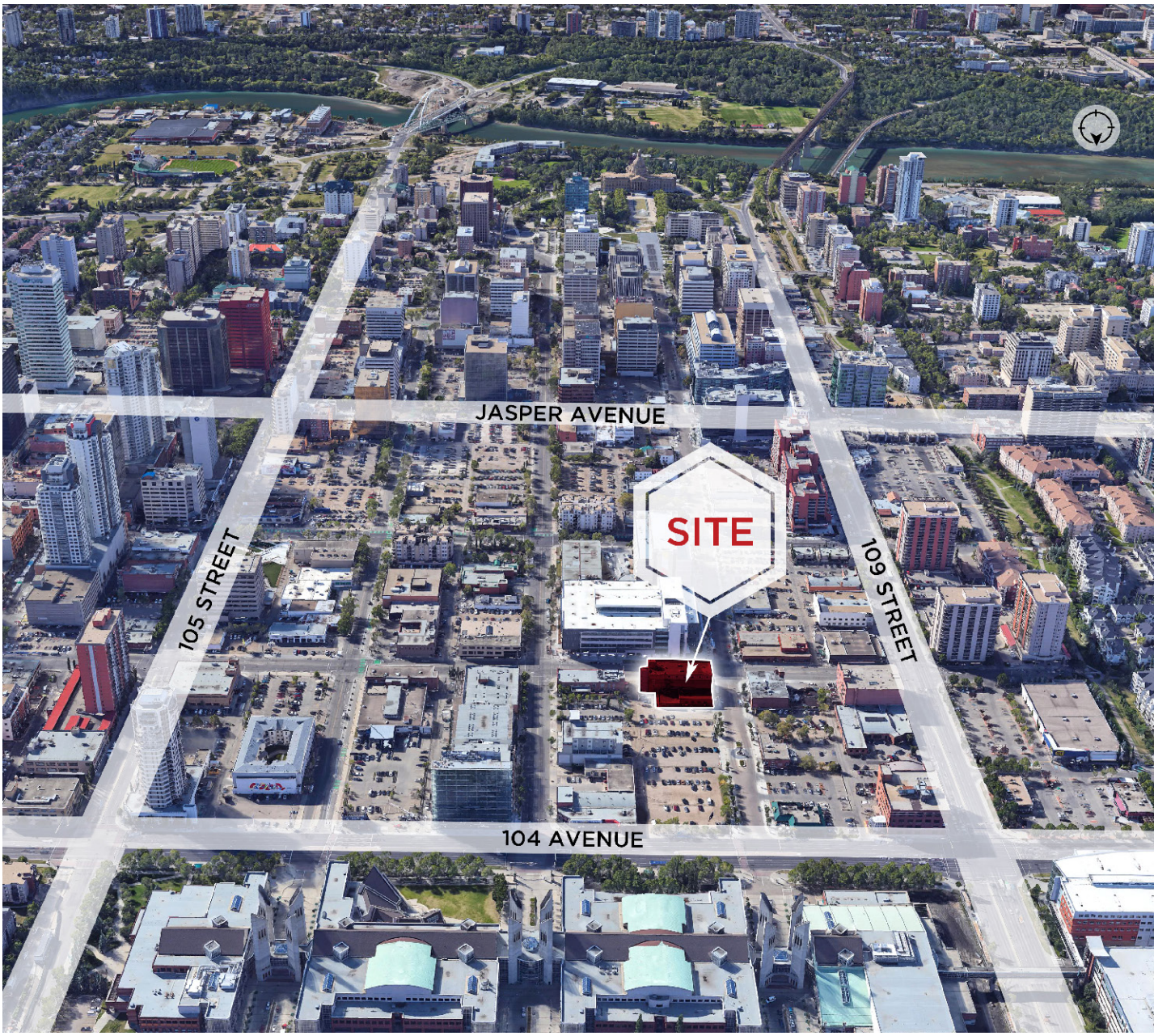
PROPERTY DETAILS

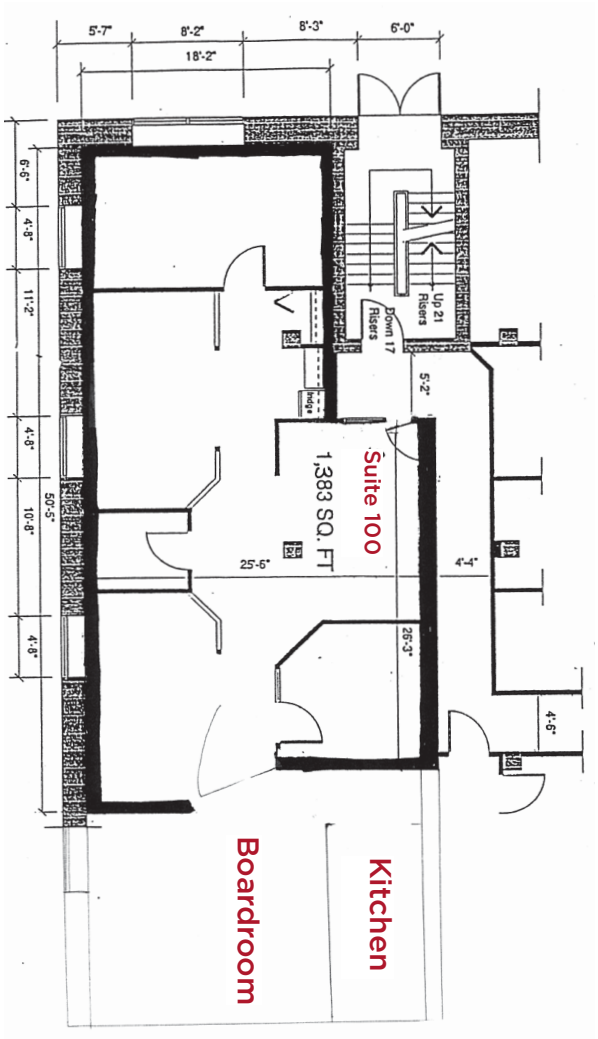
Municipal Address:	10722 103 Avenue, Edmonton, AB
Legal Description:	Suite 100 - 1,383 SF Suite 101 - 1,820 SF (Former medical office) Suite 102 - 1,064 SF Suite 103 - 820 SF Suite 100, 102, 103 - 3,267 SF (Contiguous)
Lease Term:	5 years
Lease Rate:	**$10.00 PER SF**

Operating Costs:	$13.00 (2023 est.) Includes property tax, building insurance, utilities and common area janitorial services
Availability:	Immediately
Parking:	Suite 100 - 3 Surface parking stalls at $130 per stall per month Suite 101 - 3 Surface parking stalls at $130 per stall per month Suite 102 - 3 surface parking stalls at $140 per stall per month Suite 103 - 2 Surface parking stalls at $130 per stall per month

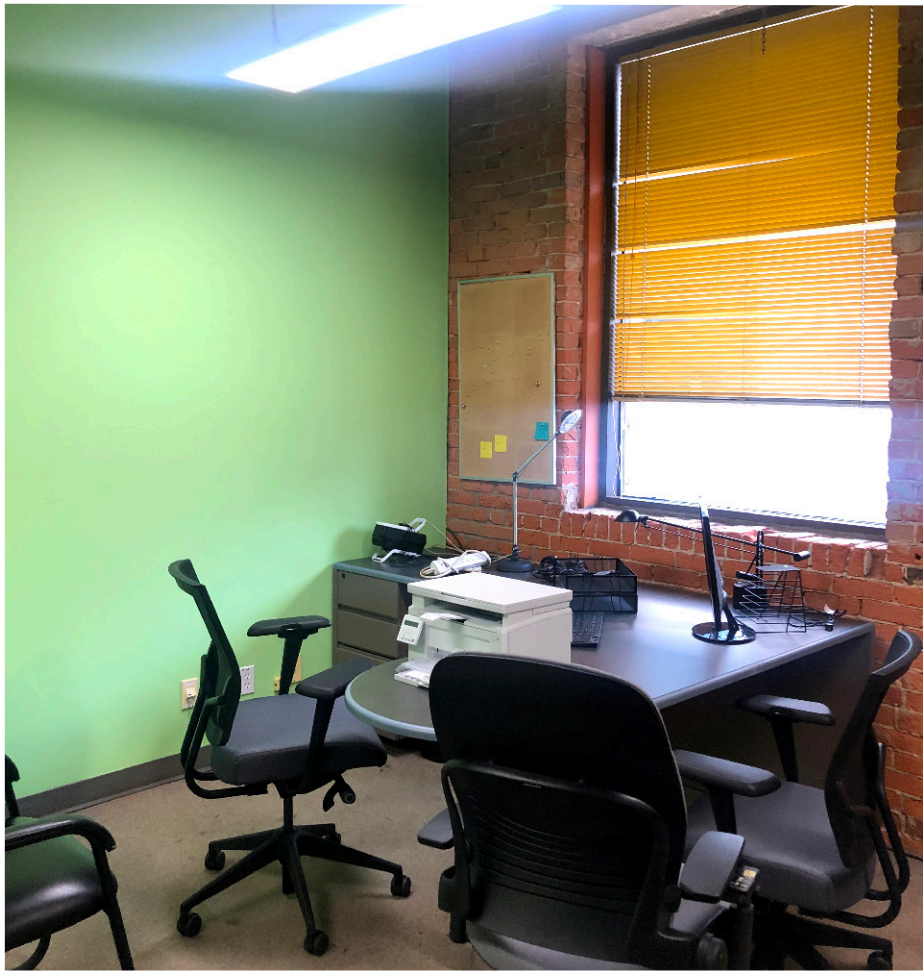
AERIAL



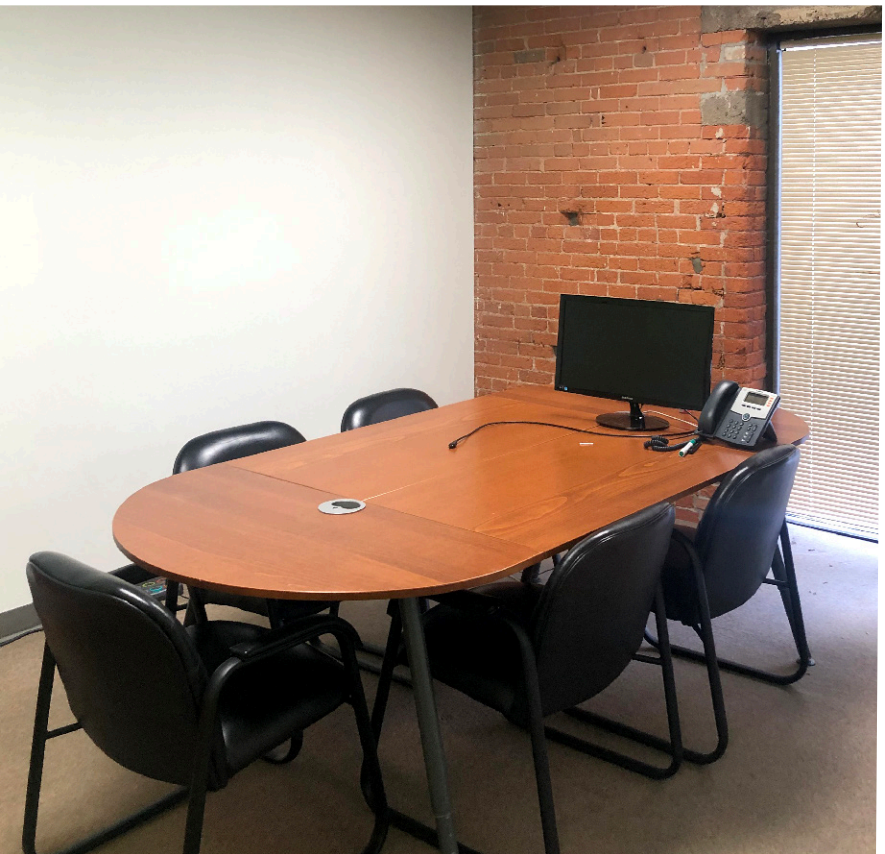
SUITE 100 | FLOOR PLAN

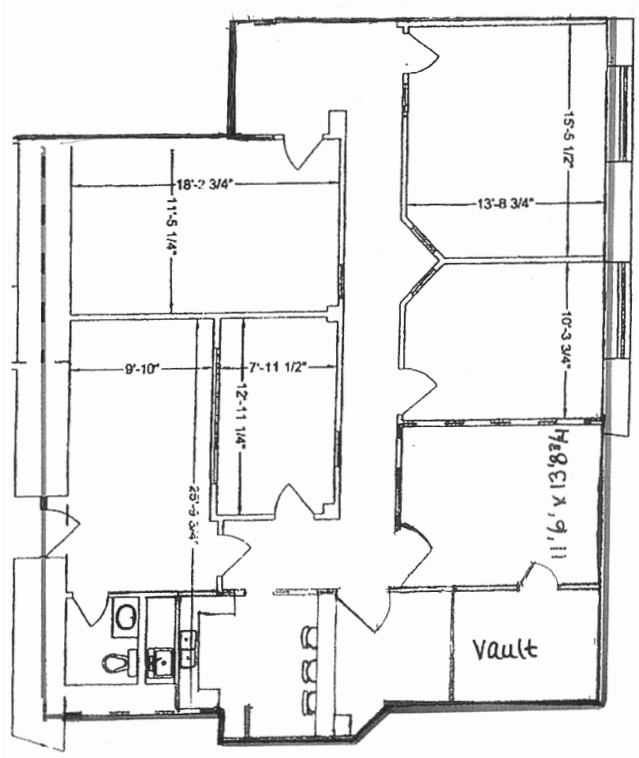


SUITE 100 PROPERTY PHOTOS

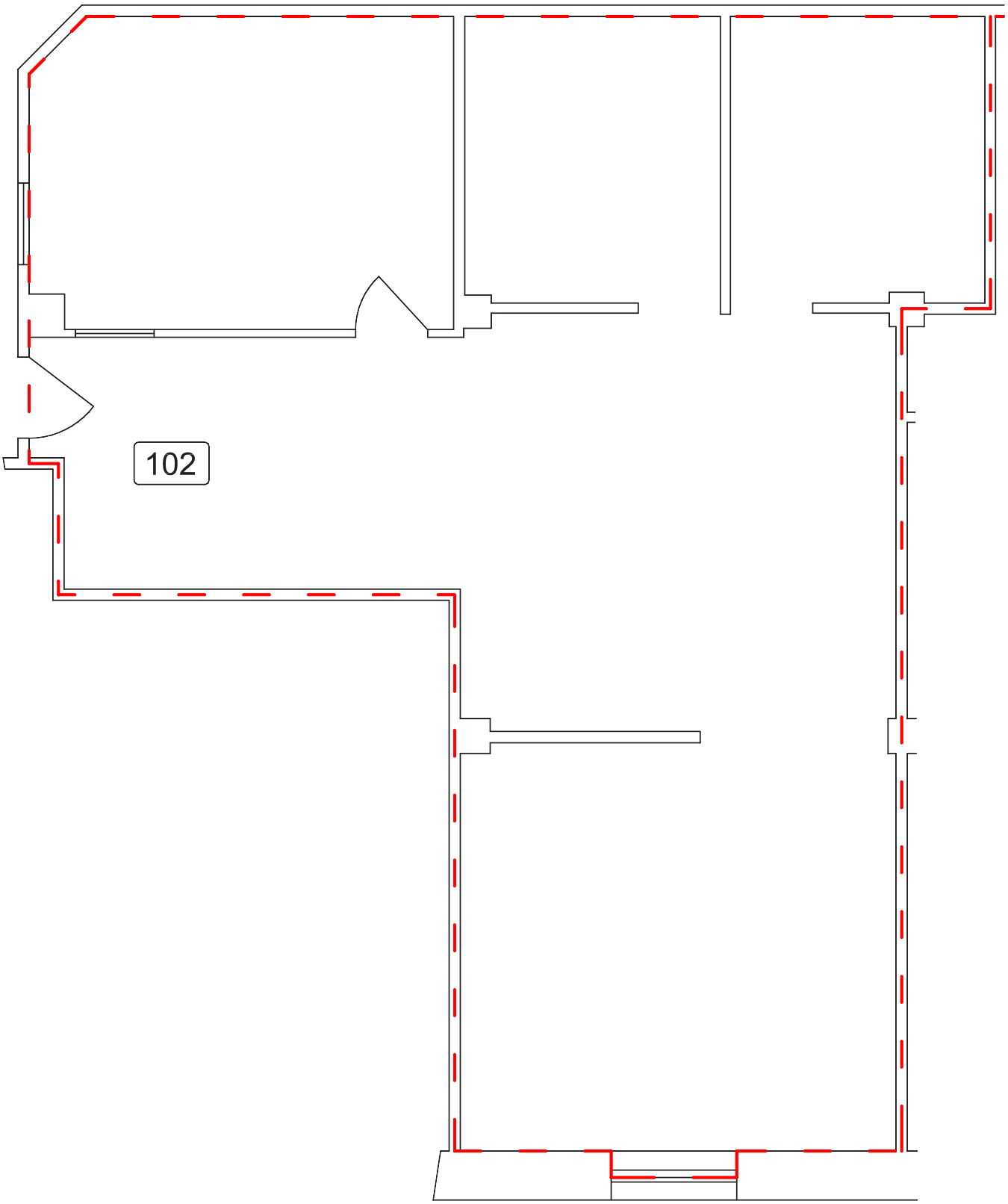


SUITE 101 | FLOOR PLAN

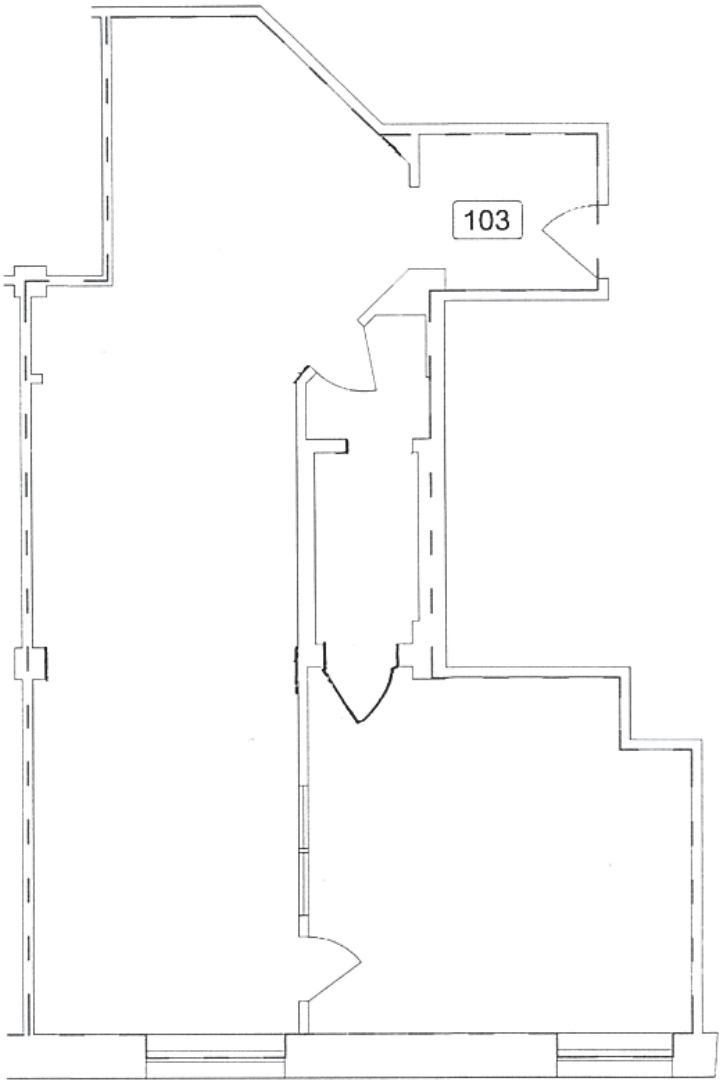




SUITE 102 | FLOOR PLAN



SUITE 103



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