

The Strathcona

Landmark building on Whyte Avenue
with excellent exposure

10302 - 82 (Whyte) Avenue NW
Edmonton, AB

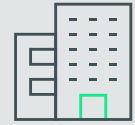
2nd and 3rd Floor character office space available up to ±11,214 SF



Winner of Edmonton's
2023 Urban Design Awards
"Heritage Projects Award of
Excellence"



Leasing Details & Property Highlights



Availabilities

2nd Floor - up to 5,612 SF
3rd Floor - up to 5,602 SF
Total - up to ±11,214 SF

Raw space with flexible demising
&/or co-suiting options



Net Rent
Market



Op Costs (2023)
\$12.50 / SF



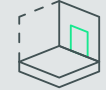
Tenant Patio & Atrium
878 SF 3rd floor patio
1,573 SF main floor atrium



Elevator Access



Retail Amenities
Leopold's Tavern, Nuttea & Bibo (coming soon)

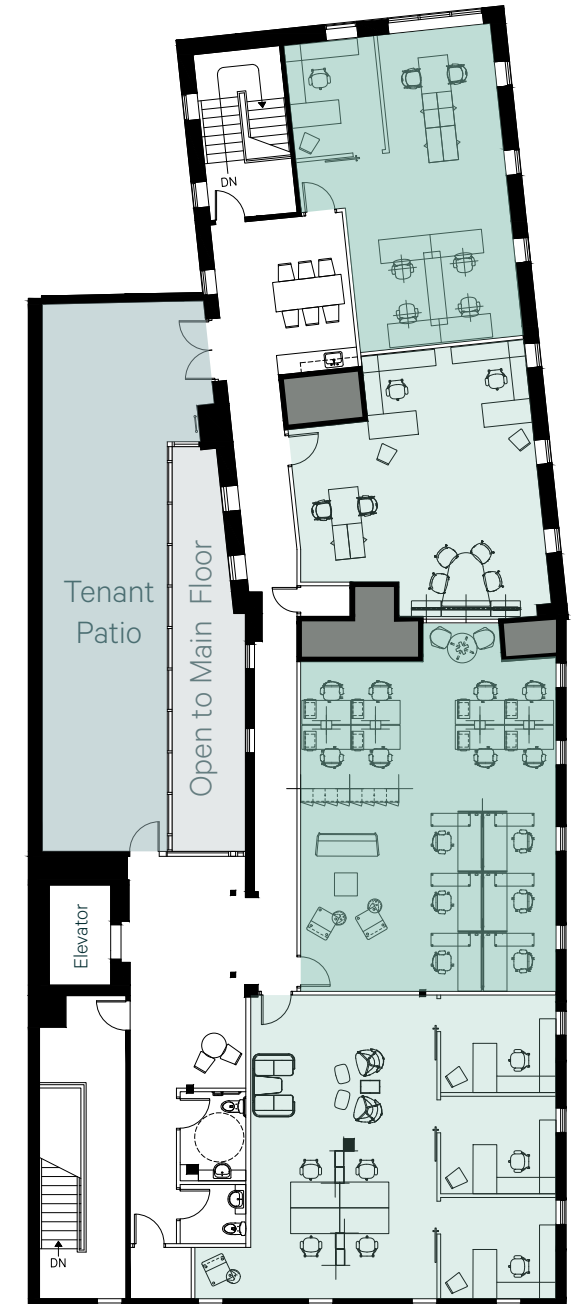


Fully Renovated
2021



2nd Floor
5,612 SF

*Proposed buildout for
single tenant*



3rd Floor
5,602 SF

*Proposed buildout & demising
options for multiple tenants*

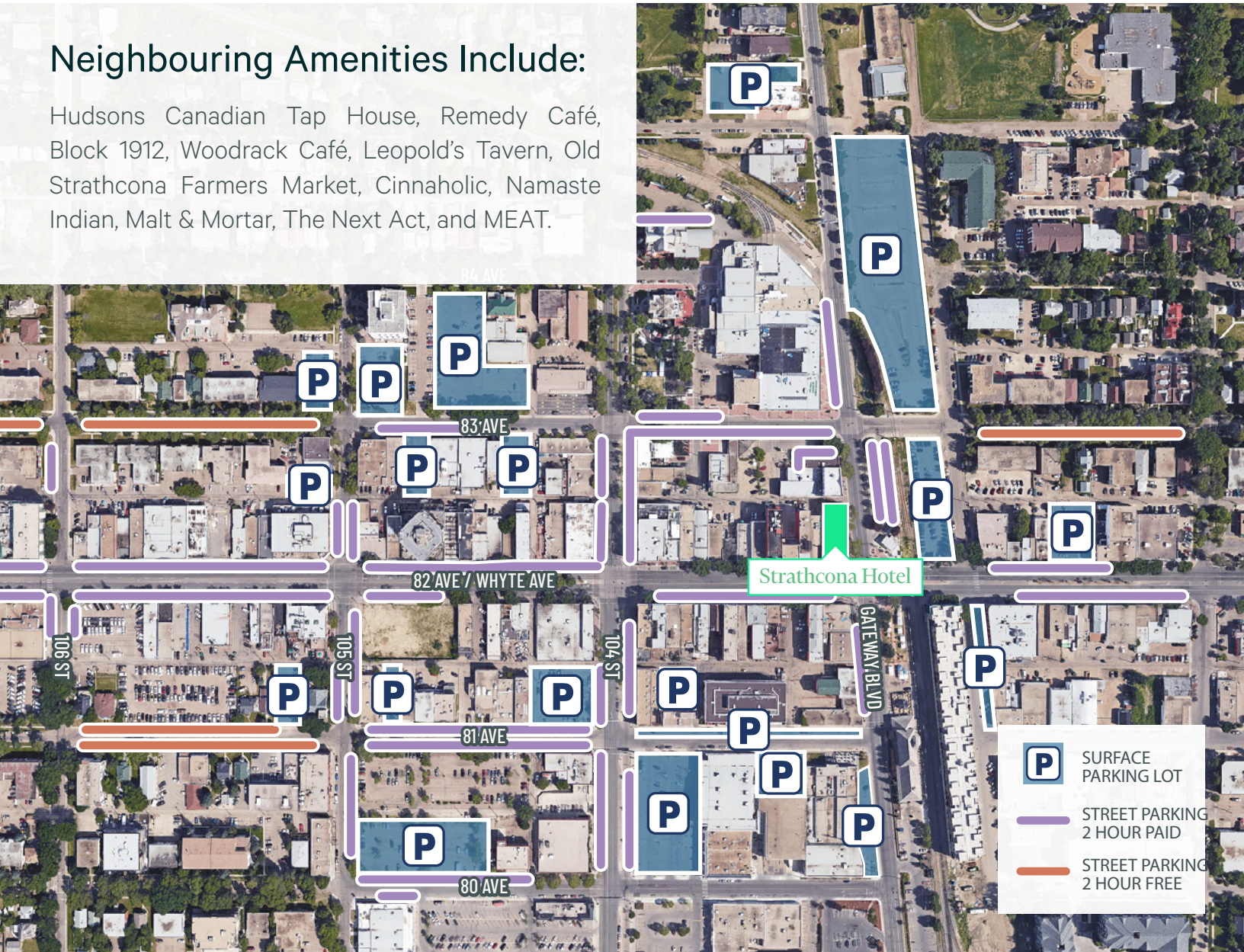
Strathcona Hotel

10302 - 82 (Whyte) Avenue NW | Edmonton, AB

For Lease

Neighbouring Amenities Include:

Hudsons Canadian Tap House, Remedy Café, Block 1912, Woodrack Café, Leopold's Tavern, Old Strathcona Farmers Market, Cinnaholic, Namaste Indian, Malt & Mortar, The Next Act, and MEAT.



Contact Us

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