



LEDGEVIEW
BUSINESS CENTRE

FOR LEASE

AVAILABLE NOW!

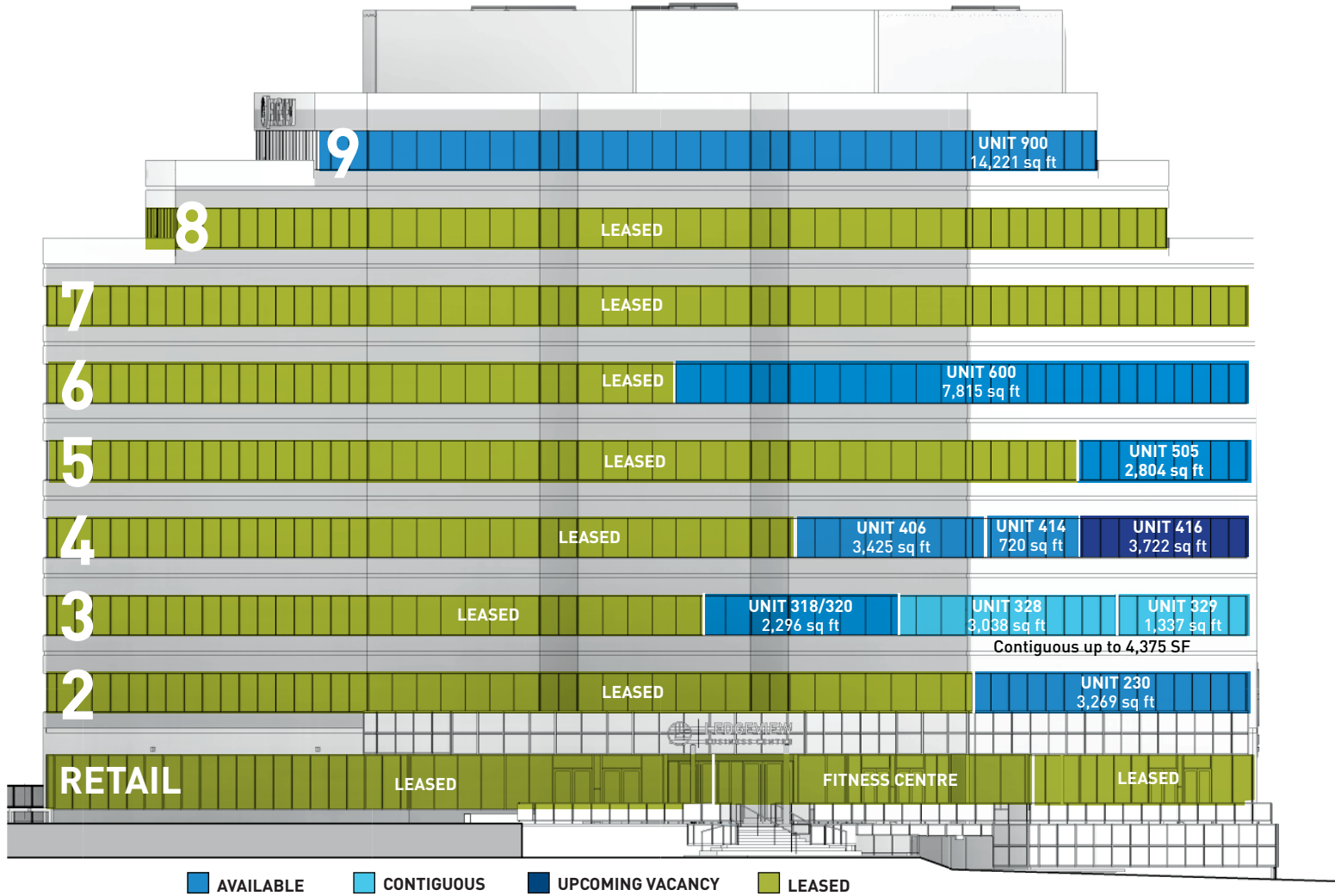


Now Open!
THE BUTTERNUT TREE

OFFICE SPACE

9707 110 Street, Edmonton, AB

AVAILABILITIES



General

- » Next to Grandin LRT and the Alberta Legislature Building
- » Nearby amenities include the Royal Glenora Club and Victoria Golf Course
- » Quick access to the High Level Bridge
- » Three elevators plus separate parking elevator for convenient access
- » Three levels of underground parking
- » Parking ratio: 2 stalls per 1,000 SF
- » Additional parking stall \$265/month
- » Operating costs: \$17.97/sf (2024 est.)
- » Tenant Improvement Allowance: Negotiable

Office

- » Programmable card readers
- » Shared boardroom
- » Building standard lights, window blinds and ceiling tile
- » Net Rent: \$12.00 - \$14.00/sf
- » Unit 416 available June 1, 2024

Retail

- » Fully leased!

LEDGEVIEW is more than an office; it is a better place to work.

LEDGEVIEW offers the best of all worlds. Being on the edge of the central business district keeps you connected to downtown, yet out of the congestion. Stunning views of the river valley, combined with recreation opportunities across the street in Victoria Park, add beauty and balance. The park is also perfect for a picnic lunch, and there are many cafés and restaurants within a short walk.

Everything is close at hand. Employees will appreciate being half a block from the Grandin LRT and having quick access to the High Level Bridge to South Edmonton.



Building Modernization
Recently Completed!



Easy Access
to 109th Street & Downtown



2:1,000 SF UG Parking
Available



Shared Boardroom
Available



Fitness Facility
Located on Main Floor



On-Site Daycare
Located on Main Floor



Legislature Grounds
Only a Short Walk Away



Direct Access
to River Valley & Nearby Parks



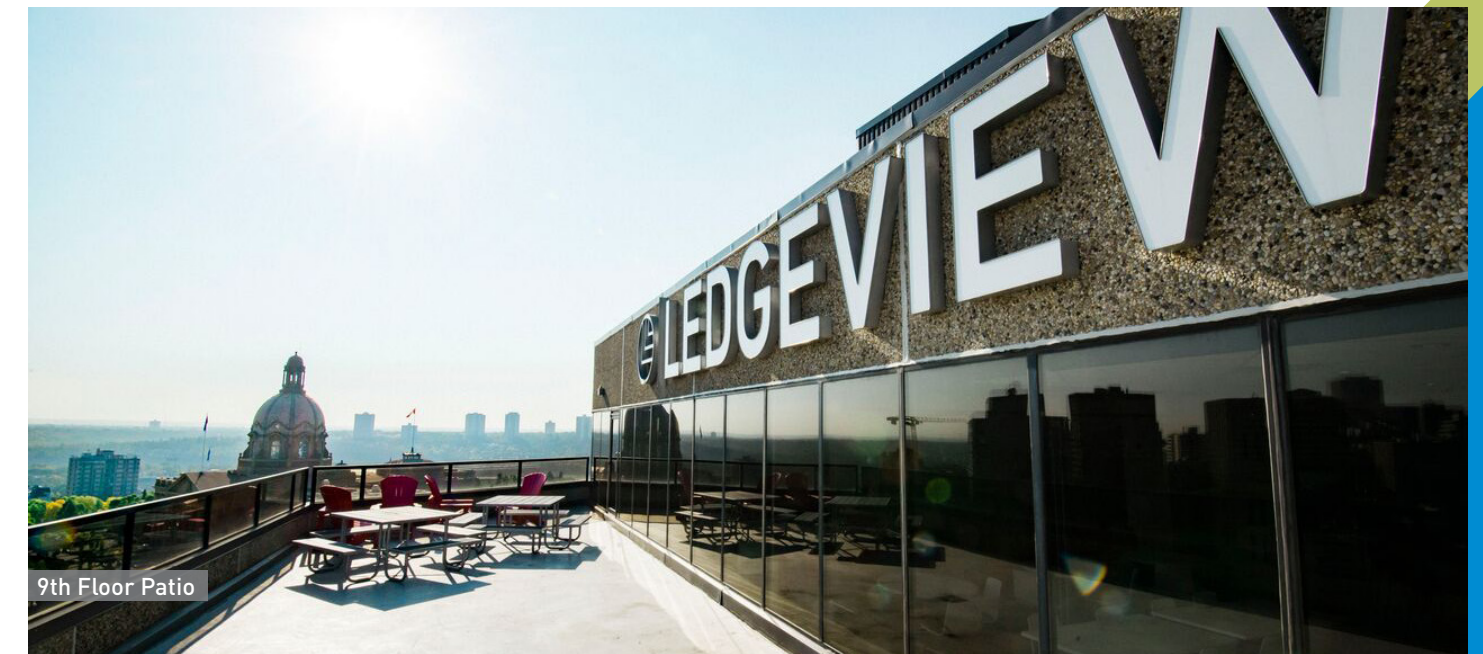
Multiple On-Site Restaurants
Located on Main Floor

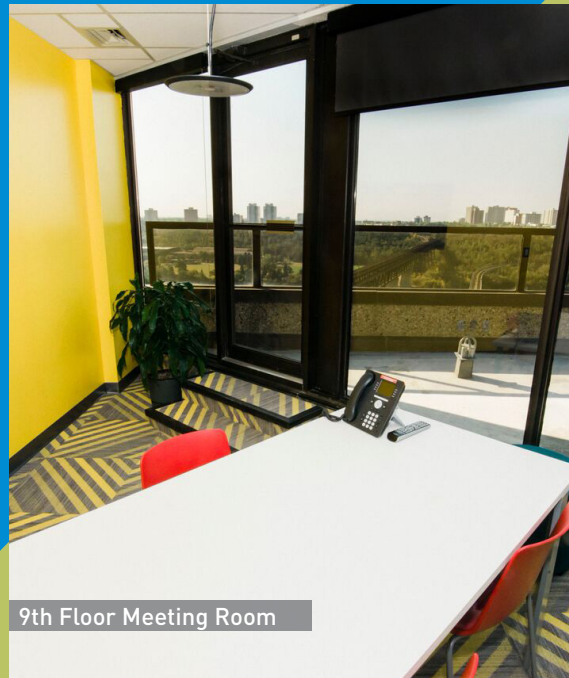


Grandin LRT
Less Than a Block Away



Bike Lanes
Located Directly Outside

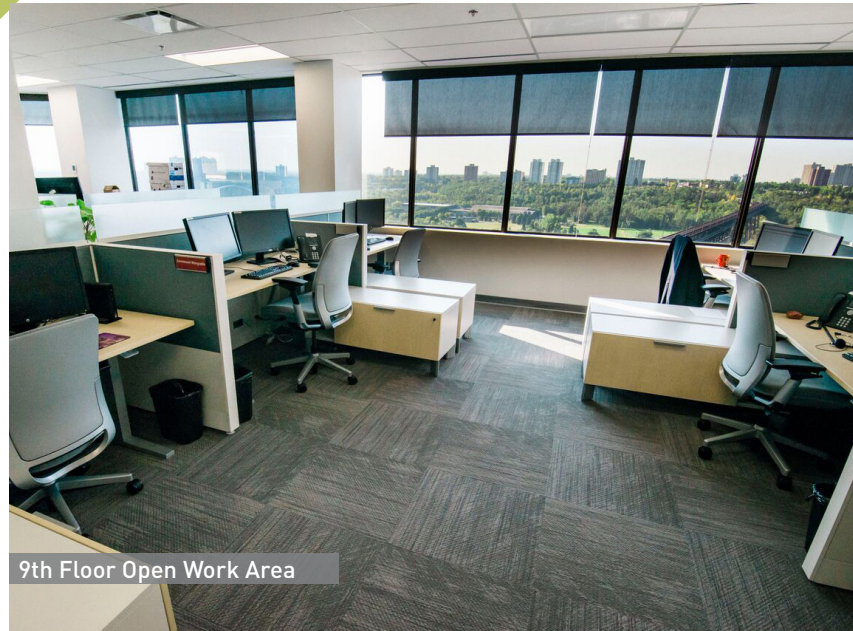




9th Floor Meeting Room



9th Floor Kitchen



9th Floor Open Work Area

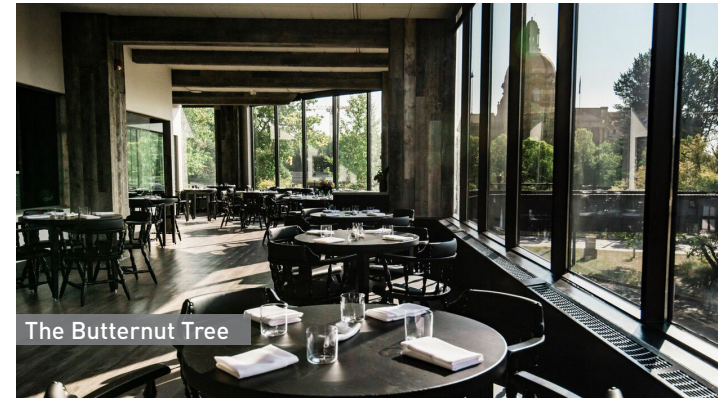


Lobby



Building Exterior

AMENITIES



The Butternut Tree



The Lunchbox Sandwich Shop



Fitness Centre



Tiny Hoppers Daycare

Located on the main floor of the property, The Butternut Tree is a contemporary restaurant and event venue that highlights seasonal Canadian grown ingredients. The modern-rustic dining room offers panoramic views of the River Valley and Alberta Legislature grounds. The Butternut Tree has earned a CAA/AAA Four Diamond Award, placing it within the top 97 percent of restaurants across North America.

The Lunchbox Sandwich Shop is a quick service delicatessen offering fresh-made sandwiches and breakfast with a twist! This viral lunch spot allows diners to experience a nostalgic meal served in a vintage lunch box. The Lunchbox Sandwich Shop is located on the main floor and has dine-in and patio seating.

The Ledgeview Business Centre fitness centre is a tenant exclusive amenity with convenient 24/7 access that features treadmills, spin bikes, free weights, squat racks, and ample open space to host group fitness classes.

Tiny Hoppers is recognized as a premier, award winning Early Learning Centre that focuses on providing high quality inclusive childcare and children services to enhance each child's early learning development. Tiny Hoppers is located on the main floor of Ledgeview Business Centre, providing tenants with convenient on-site childcare services.

THE LOCATION

Ideally situated on the edge of downtown Edmonton, with unobstructed views of the North Saskatchewan River and historic Legislative Buildings, Ledgeview Business Centre offers an unparalleled location nestled in the heart of the Government district. Ledgeview stands apart for its scenic backdrop and downtown convenience, making it an ideal property to provide a perfect blend of work and play. The property's strategic location provides easy access to major transportation routes, making commuting a breeze for employees and ensuring seamless connectivity with clients and partners across the city. Ledgeview Business Centre is situated within walking distance to several bus stops and the Grandin LRT station, providing efficient travel options for those who prefer public transportation options. Additionally, the surrounding area offers ample parking facilities for those who drive, ensuring that employees and visitors have convenient options for ease of commute. The property is surrounded by an array of dining, retail, and entertainment options, ensuring that employees and clients have everything they need within reach. Nearby amenities and attractions include the Royal Glenora Club, Victoria Park, Victoria Golf Course, High Level Bridge Streetcar, Alberta Legislature Grounds, and the River Valley.



Over 250 amenities within 2km



Bike Score **78**



Walk Score **89**



Transit Score **79**



Exposure to over 35,000 vehicles per day





LEDGEVIEW
BUSINESS CENTRE

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