

For Lease  
Guardian Building  
681 - 10,062 sq.ft.±



**10240 - 124 Street**  
Edmonton, Alberta

**Kevin Mockford**

587 635 2484  
kmockford@naiedmonton.com

### Property Features:

- Office space from 681 - 10,062 sq.ft.±
- Excellent location with exposure to 10,000 vehicles per day along 124 Street
- Convenient access to downtown Edmonton and Stony Plain Road
- Heated underground parking
- Professionally managed
- Building has undergone recent renovations to common area facilities

**Gordie Lough**

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**Drew Joslin**

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## 10240 - 124 Street Edmonton, Alberta

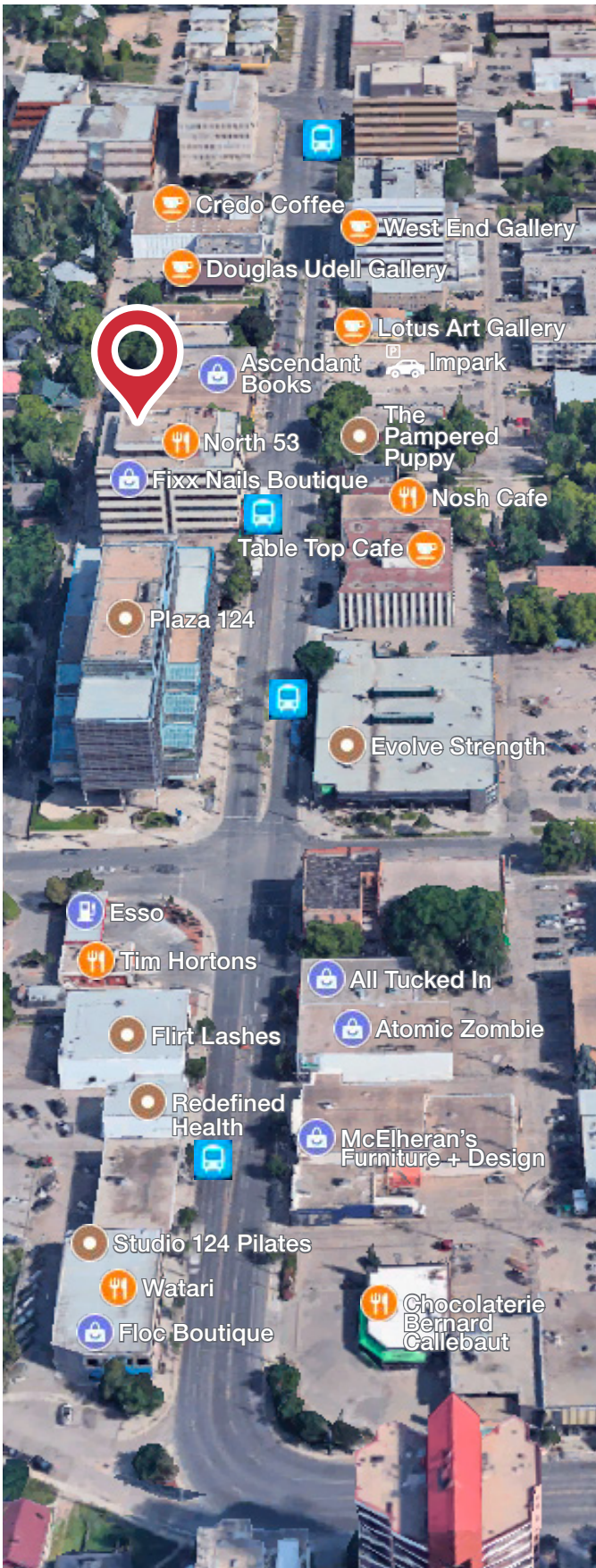
### Additional Information:

AREA AVAILABLE	681 sq.ft.± to 10,062 sq.ft.±
LEGAL DESCRIPTION	Plan RN22, Block 33, Lots 17, 18, 19 & 20
AVAILABLE	Immediately
ZONING	Mixed Use (MU)
PARKING	Heated underground (\$220/month/ stall); Metered parking
NET RENTAL RATE	Negotiable
OPERATING COSTS	\$15.50/sq.ft./annum (2023 estimate) includes in-suite janitorial, property taxes, building insurance, common area maintenance, property management and utilities (gas, water, power)
TENANT IMPROVEMENT ALLOWANCE	Negotiable

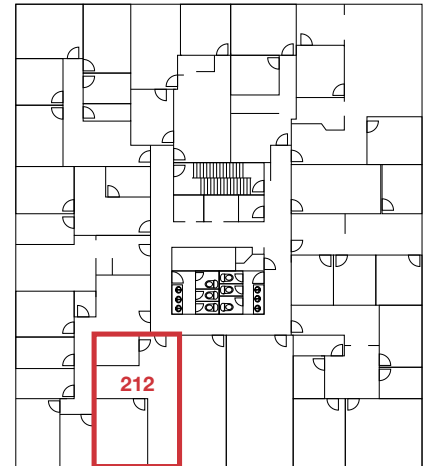
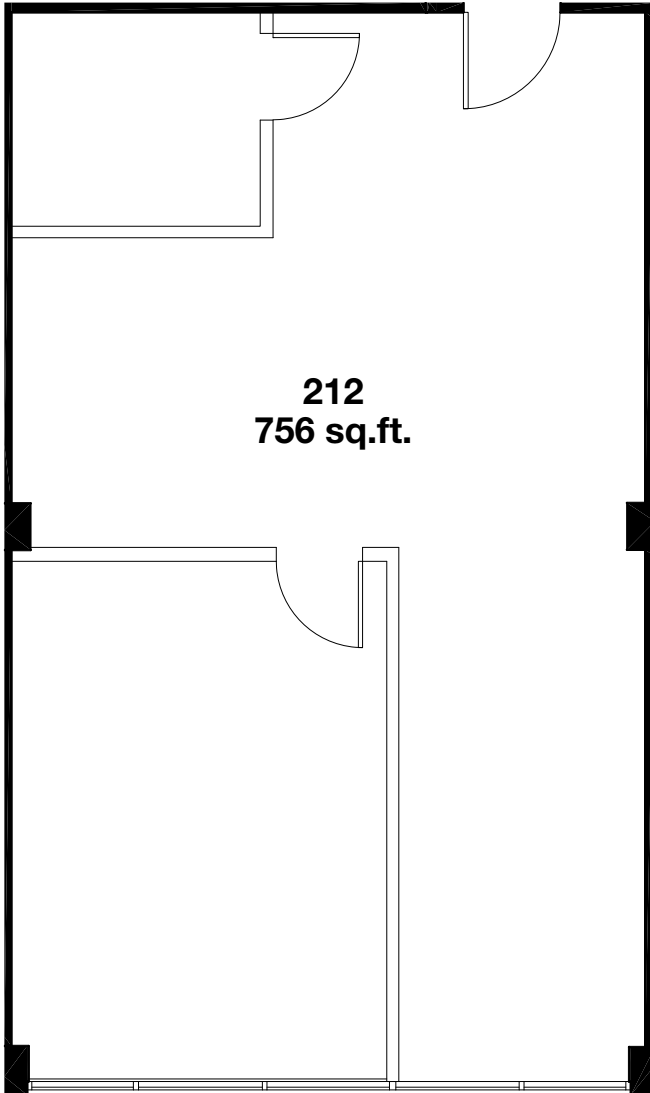
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For Lease  
Guardian Building  
Second Floor



\*NOT TO SCALE

\*TENANT TO VERIFY MEASUREMENTS

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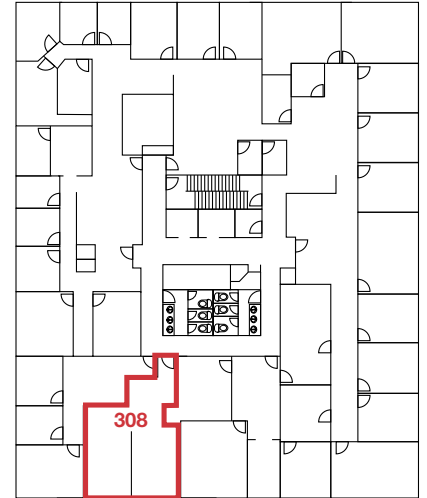
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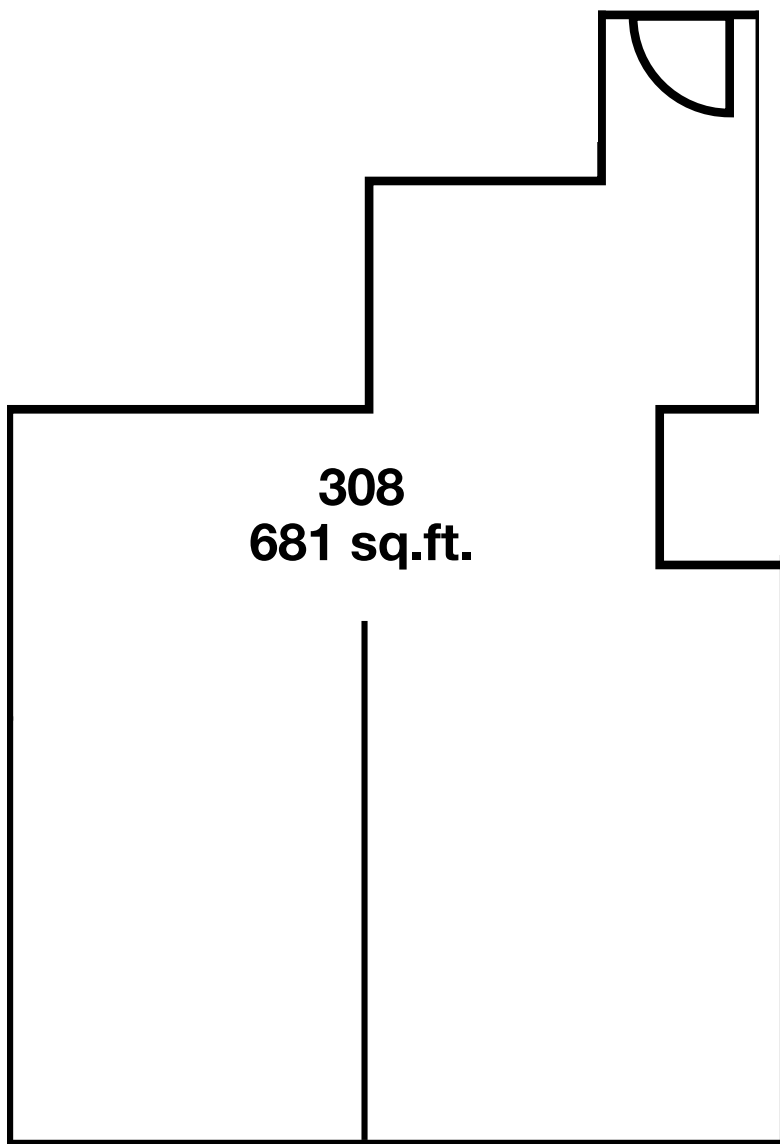
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For Lease  
Guardian Building  
Third Floor



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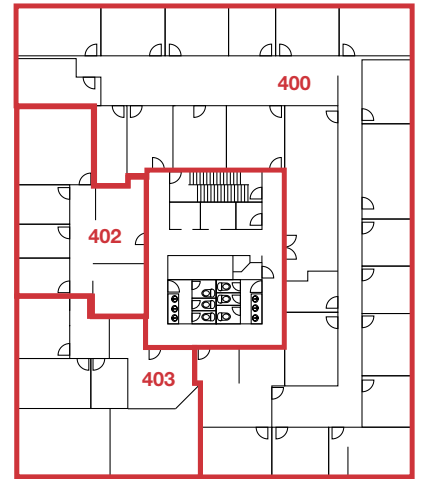
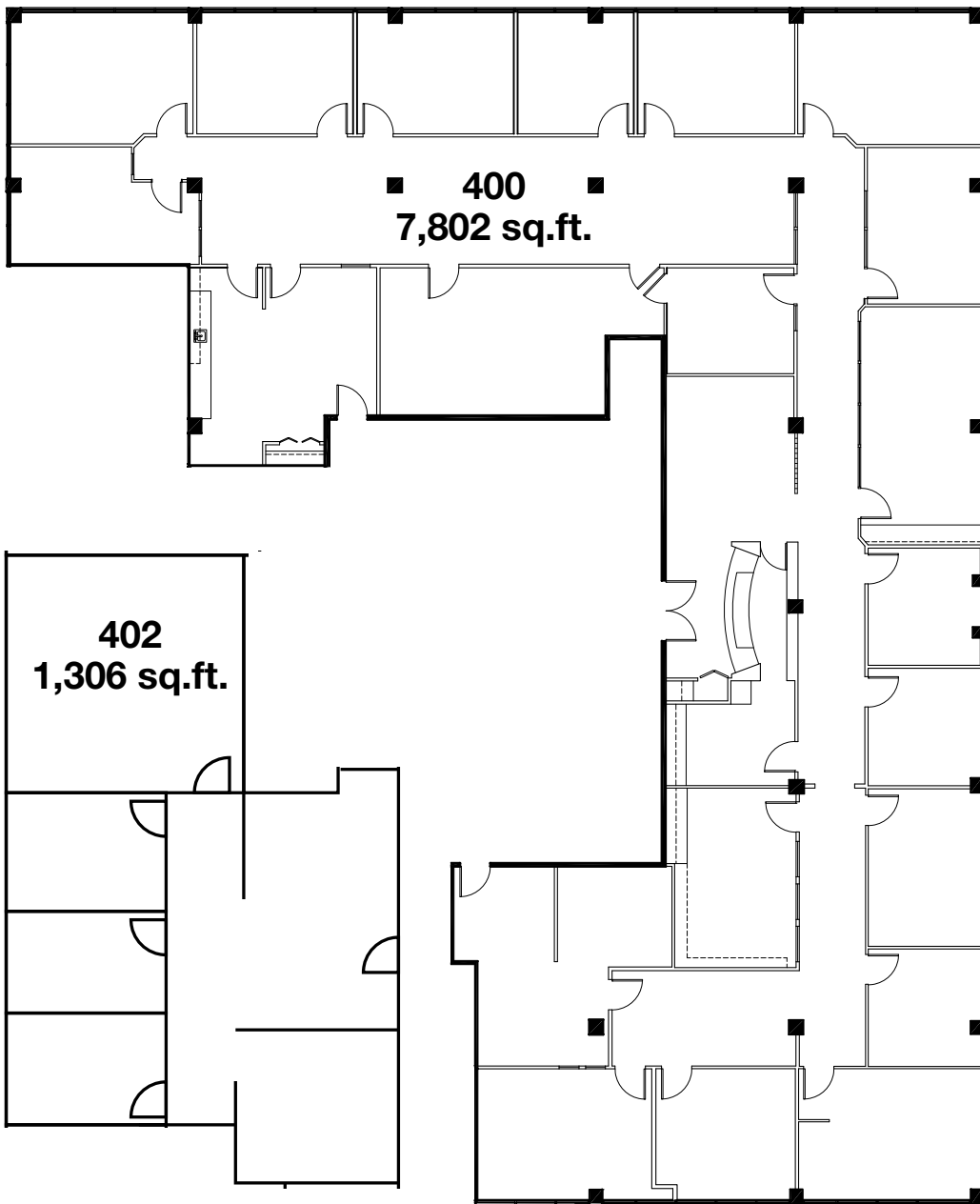
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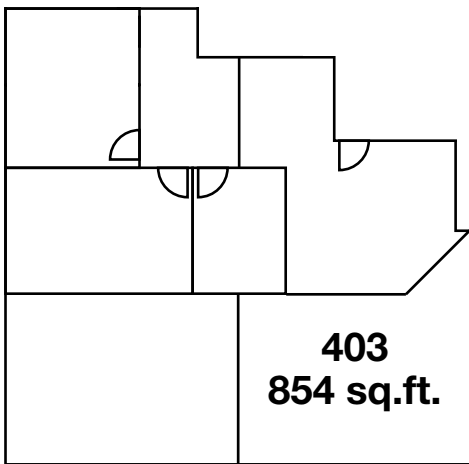
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For Lease  
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Fourth Floor



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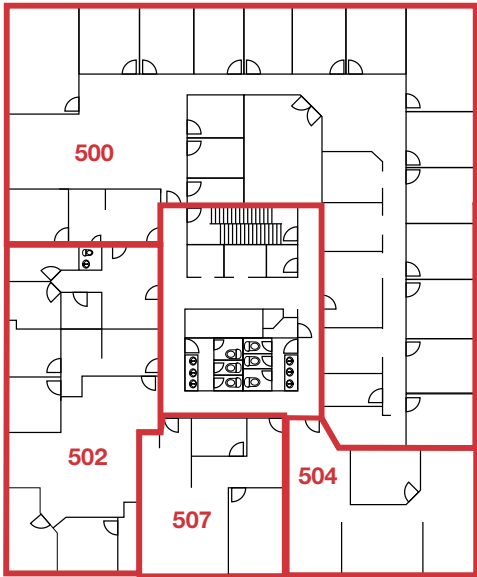
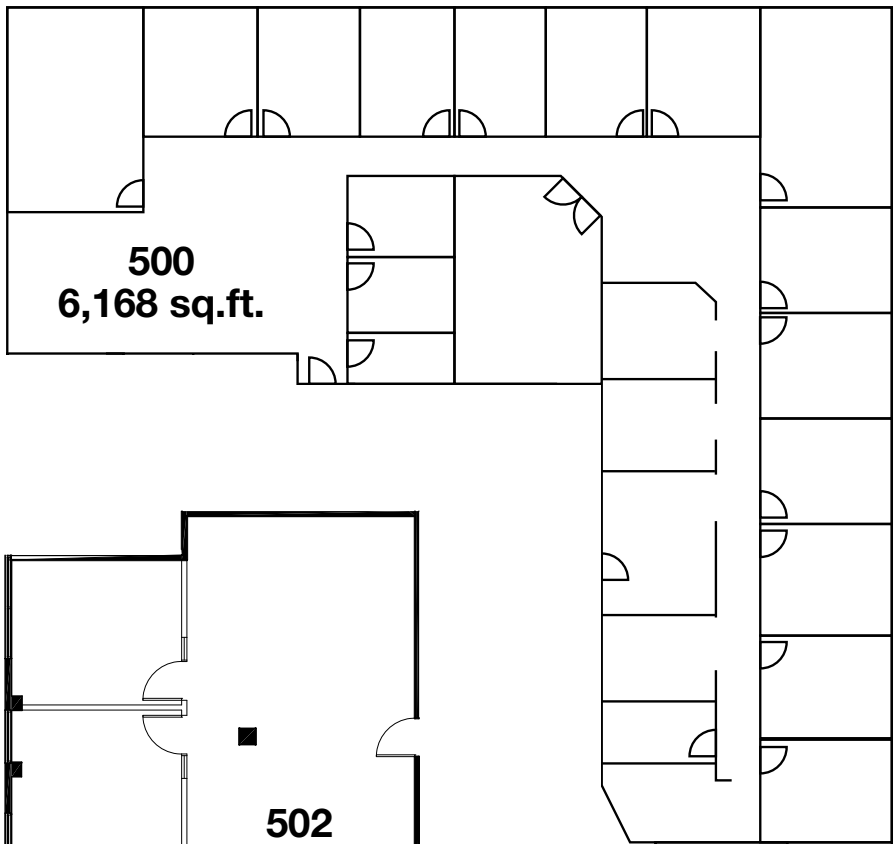


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For Lease  
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Fifth Floor



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