



For Lease | 10408 - 124 Street, Edmonton

124th Street Business Park East

Professionally developed office space, ideally located in the heart of 124th 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	
3rd Floor	
Unit 301	7,496 SF (Available October 1, 2024)
4th Floor	
Unit 403	1,632 SF
Unit 404	1,754 SF
Unit 406	1,349 SF

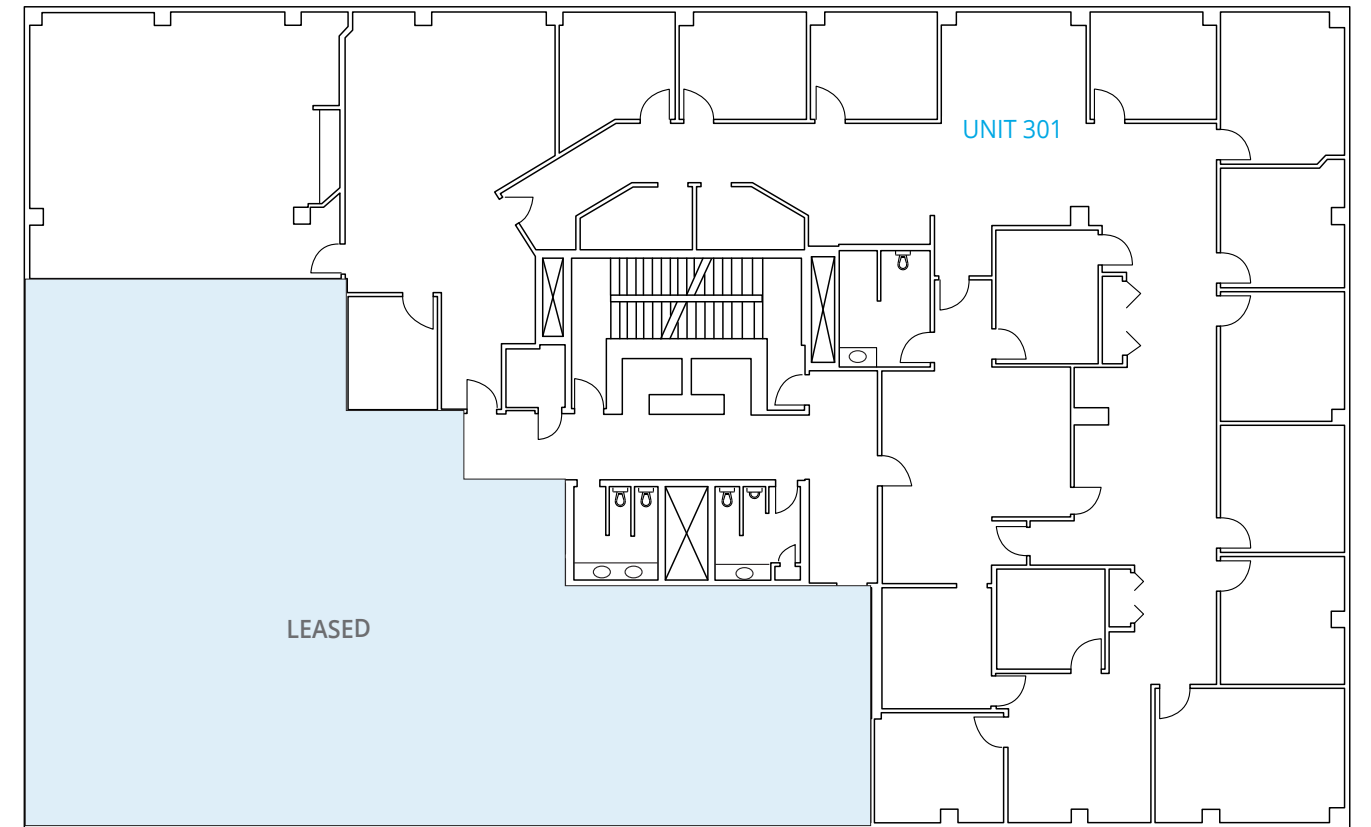


Lease Details	
Municipal Address	10408 - 124 Street
Net Rental Rate	\$13.50 / SF
Operating Costs	\$16.43 / SF (2024)
TI Allowance	Negotiable
Fibre Optic Internet	Available
Parking Ratio (Underground Stalls)	1:650 SF Leased
Parking Rates	\$180/stall/month (reserved)

124th Street Business Park East Floor Plans

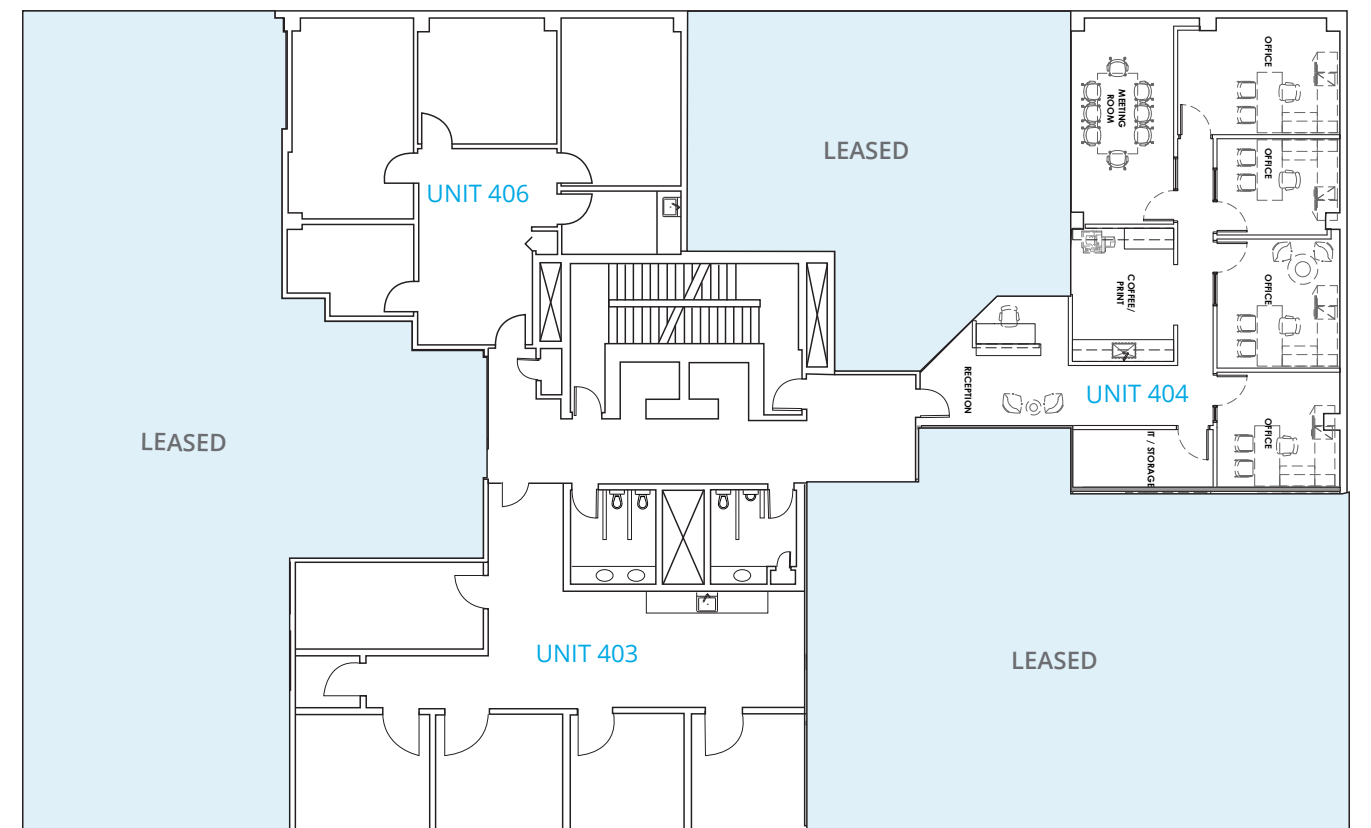
3RD FLOOR

UNIT 301: 7,496 SF



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

4TH FLOOR





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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