



# Plaza 124

HIGH QUALITY PROFESSIONAL OFFICE SPACE  
IN EDMONTON'S MOST VIBRANT NEIGHBOURHOOD

10216 - 124 Street  
Edmonton, AB  
[www.cbre.ca](http://www.cbre.ca)

## Plaza 124

10216 - 124 Street | Edmonton, AB



## Available for Lease

Suite 200	3,396 SF	
Suite 210	3,431 SF	Available July 2024
Suite 225	2,858 SF	
Suite 300	28,434 SF	Available July 2024
Suite 404	5,264 SF	Available July 2024
Suite 405	1,918 SF	Available July 2024
Suite 406	16,865 SF	Available July 2024
Suite 500	25,505 SF	Available July 2024
Suite 604	1,382 SF	
Suite 610	607 SF	

## Leasing Details



### ASKING NET RENT

\$16.00 - \$18.00 PSF



### ADDITIONAL RENT

\$16.35 PSF (2024)



### TENANT INDUCEMENTS

Contact Listing Agent



### TENANT PARKING

1 stall / 750 sq. ft. (underground)  
\$175.00 (unreserved) \$275.00 (reserved)  
\$235.00 (tandem)



### VISITOR PARKING

Hourly & paid parking available  
Electric vehicle charging stations



## Building Highlights

- + Fitness centre with shower facilities and storage
- + Pet friendly building
- + Exterior pylon signage available
- + Professional property management with on-site security personnel
- + Walking distance to the river valley
- + Located on public transit routes
- + Restaurants, shopping and services in close proximity



## Plaza 124

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### Suite 200

3,396  
square feet

#### Raw

- + Ready for improvements
- + Prime elevator exposure
- + Great natural light



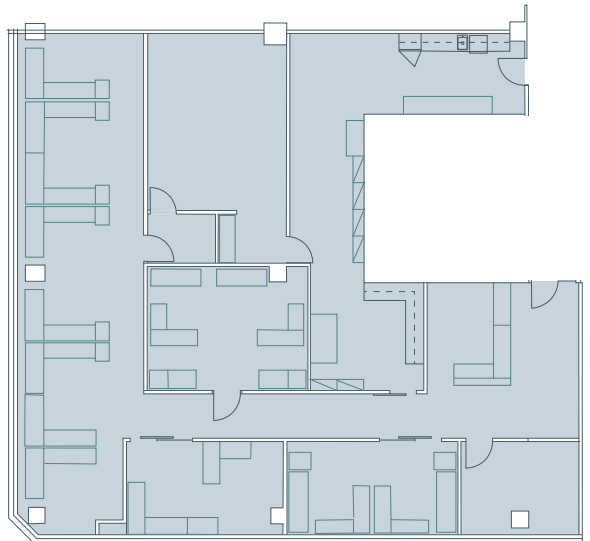
### Suite 210

3,431  
square feet

#### Developed

*Available July 2024*

- + Reception
- + 3 large offices
- + Meeting room
- + Boardroom
- + Open work area
- + Kitchenette & storage



# Office Spaces | For Lease

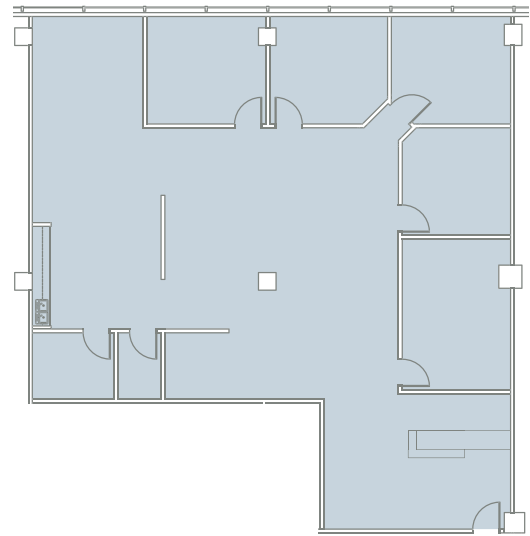
Suite 225

2,858  
square feet

**Show Suite**

- + Reception
- + Offices & open area
- + Meeting room
- + Kitchenette & storage

**Virtual Tour**

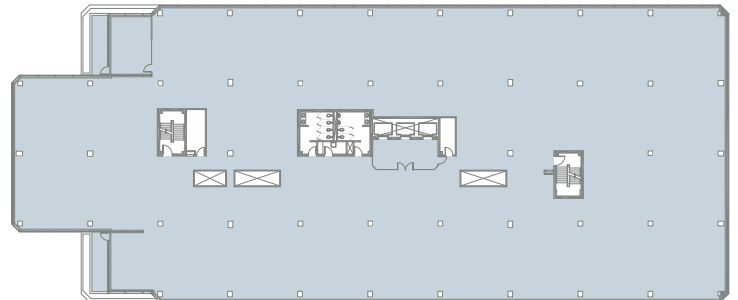


Suite 300

28,434  
square feet

**Developed**

- Available July 2024*
- + Full floor opportunity



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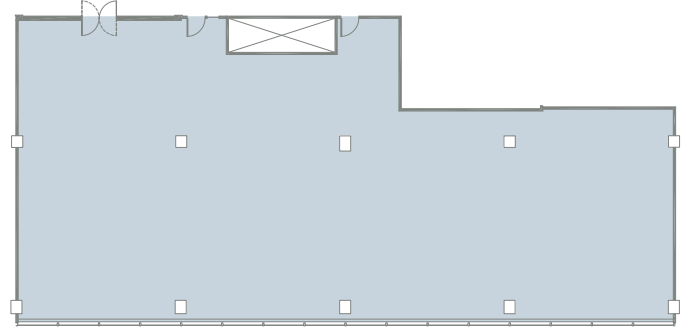
### Suite 404

5,264  
square feet

**Developed**

*Available July 2024*

- + Offices
- + Reception
- + Kitchenette
- + Contiguous to 24,047 SF



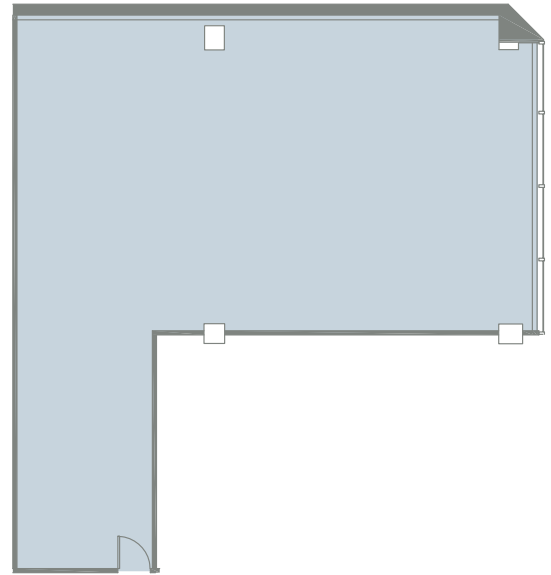
### Suite 405

1,918  
square feet

**Developed**

*Available July 2024*

- + Contiguous to 24,047 SF



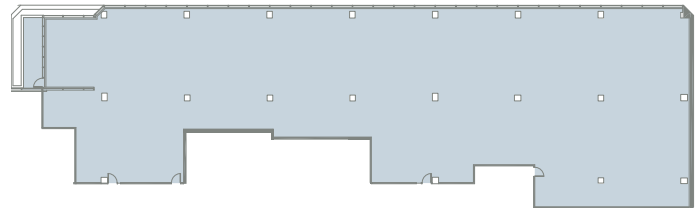
### Suite 406

16,865  
square feet

**Developed**

*Available July 2024*

- + Contiguous to 24,047 SF



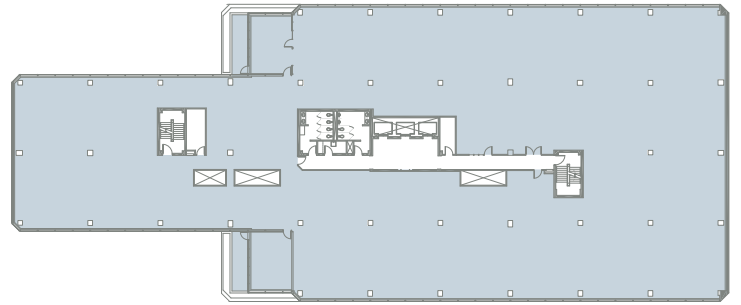
# Office Spaces | For Lease

## Suite 500

25,505  
square feet

**Developed**

*Available July 2024*  
+ Full floor opportunity

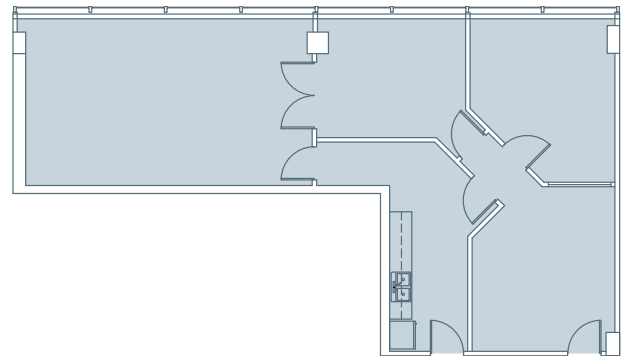


## Suite 604

1,382  
square feet

**Developed**

+ Reception  
+ Office & meeting room  
+ Kitchenette  
+ Enclosed open work area

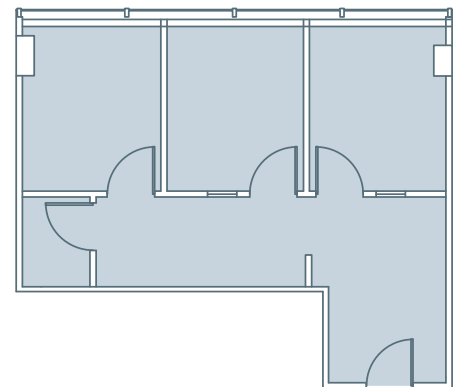


## Suite 610

607  
square feet

**Developed**

+ 3 enclosed offices  
+ Reception  
+ Storage area





# Plaza 124

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## Cafés & Bakeries

- + Bloom Cookie Co.
- + Remedy Café
- + Duchess Bakeshop
- + Destination Donuts
- + Credo Coffee

## Shopping & Services

- + The Pampered Puppy
- + Scarpe Diem Shoes
- + Loblaws City Market
- + The Fixx
- + Lightform

## Health & Wellness

- + InStep Physio
- + Black Tusk Crossfit
- + Lion's Breath Yoga
- + YEG Cycle
- + Guardian Dental

## Arts & Culture

- + Bearclaw Gallery
- + Scott Gallery
- + West End Gallery
- + Lotus Gallery
- + The Front Gallery

## Contact Us

### Jeff Simkin

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