

# FOR LEASE

## 124 STREET PRIME OFFICE SPACE

NAI Commercial



**LEASE INCENTIVE  
TWO MONTHS FREE RENT  
PER YEAR OF LEASE TERM\***

\*Conditions involved. See agent for details.

**10534 - 124 STREET | EDMONTON, AB**

### PROPERTY DESCRIPTION

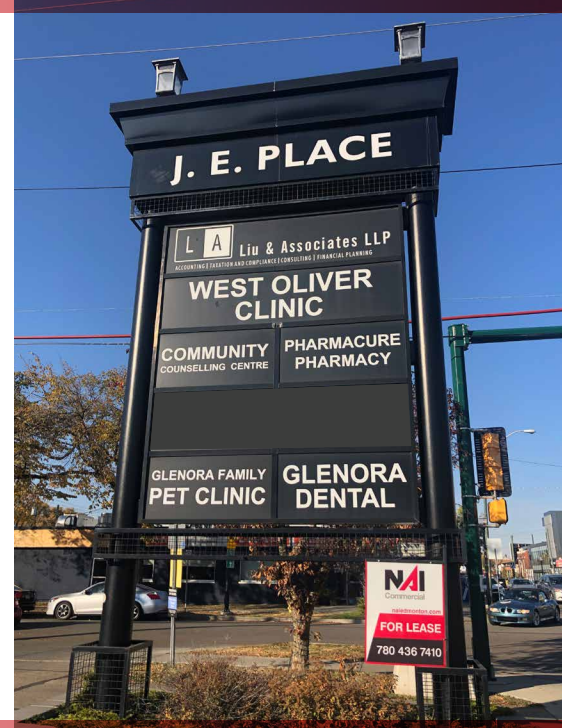
- Professionally managed office/medical building with direct frontage to the vibrant 124th Street
- Unit sizes ranging between 500 sq.ft.± up to 4,226 sq.ft.± with numerous potential demising options to cater to a wide variety of professional, medical, and other office users
- Recently renovated options available with varying floorplan layouts to suite many requirements
- Located directly on 124th Street, a high-traffic shopping district home to many local restaurants, boutiques and galleries
- On-site and street parking facilities, in addition to being in a highly transit-oriented location
- Building features elevator access and pylon signage opportunities

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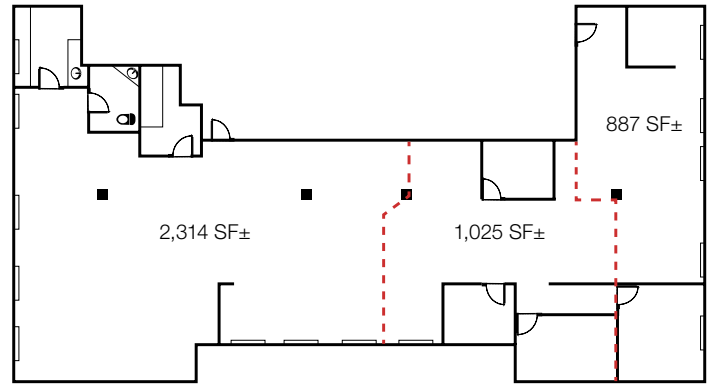
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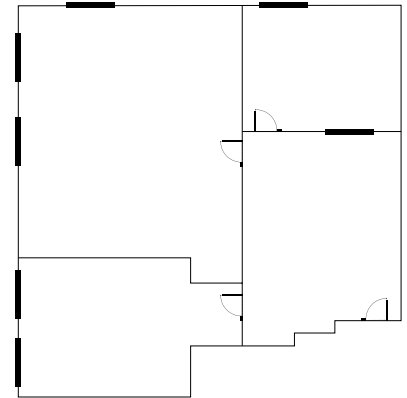
**SUITE 200 - 887 SF UP TO 4,226 SF**

- Recently renovated unit ready for Tenant's final touches



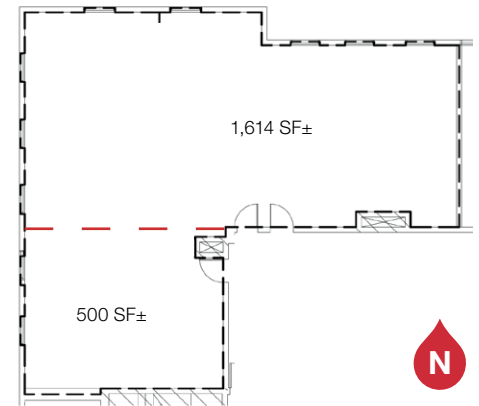
**SUITE 207 - 1,164 SF**

- Move in ready unit



**SUITE 301 - 500 SF UP TO 2,114 SF**

- Corner unit with open layout



FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT - NOT TO SCALE

**ADDITIONAL INFORMATION**

NET LEASE RATE	Starting at \$10.00/sq.ft. as-is
PARKING	On-site and street parking. See agent for details.
OPERATING COSTS	\$16.11/sq.ft. (2024 estimate) includes building insurance, property taxes, common area maintenance, management fees, gas, electricity and water
AVAILABLE	Immediately
ZONING	Mixed Use (MU)