



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

Accelerating success.

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 404 1,754 SF

Unit 406 1,349 SF

Lease Details

Municipal Address 10408 - 124 Street

Net Rental Rate \$13.50 / SF

Operating Costs \$16.48 / SF (2024)

TI Allowance Negotiable

Fibre Optic Internet Available

Underground Parking Stalls Ratio 1:650 SF Leased

Parking Rates \$180/stall/month (reserved)

Zoning Mixed Used (MU)

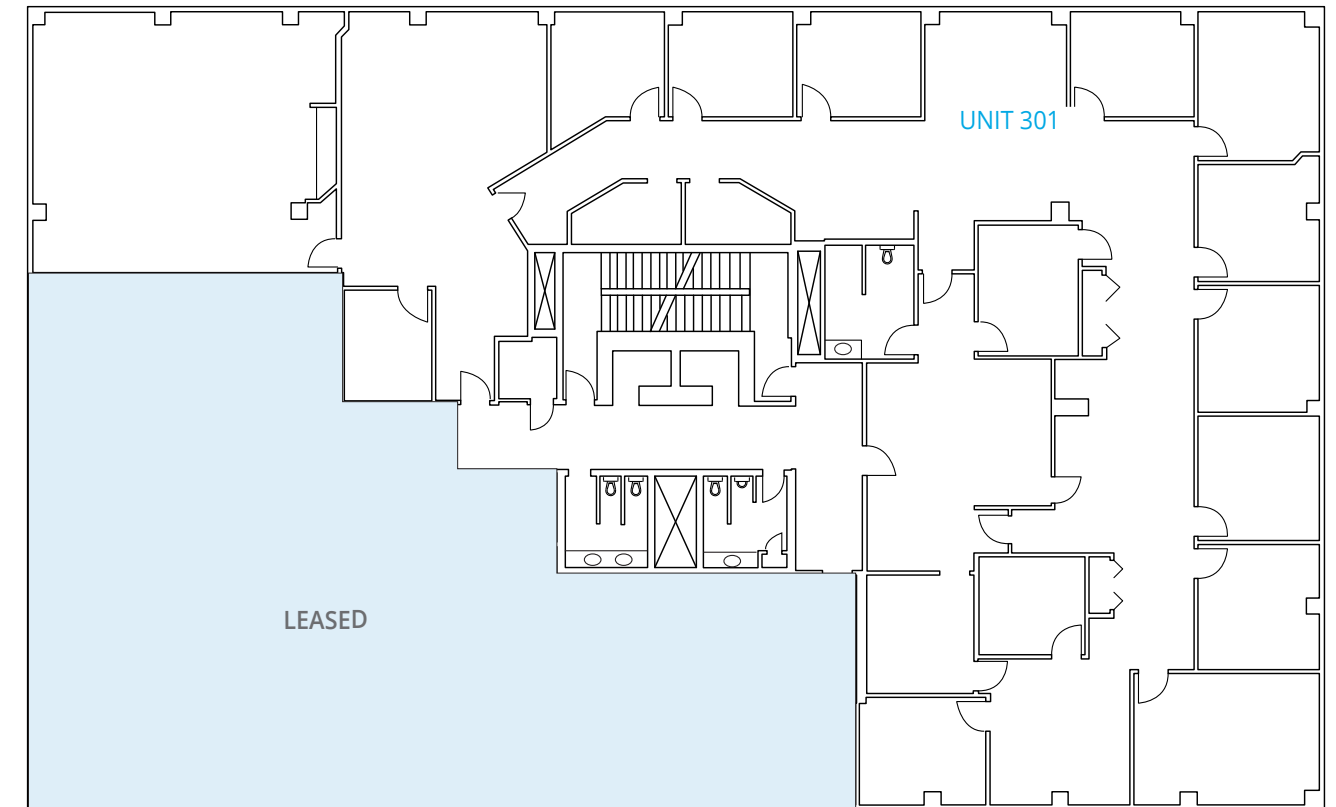


Suite 406 Virtual Tour

124th Street Business Park East Floor Plans

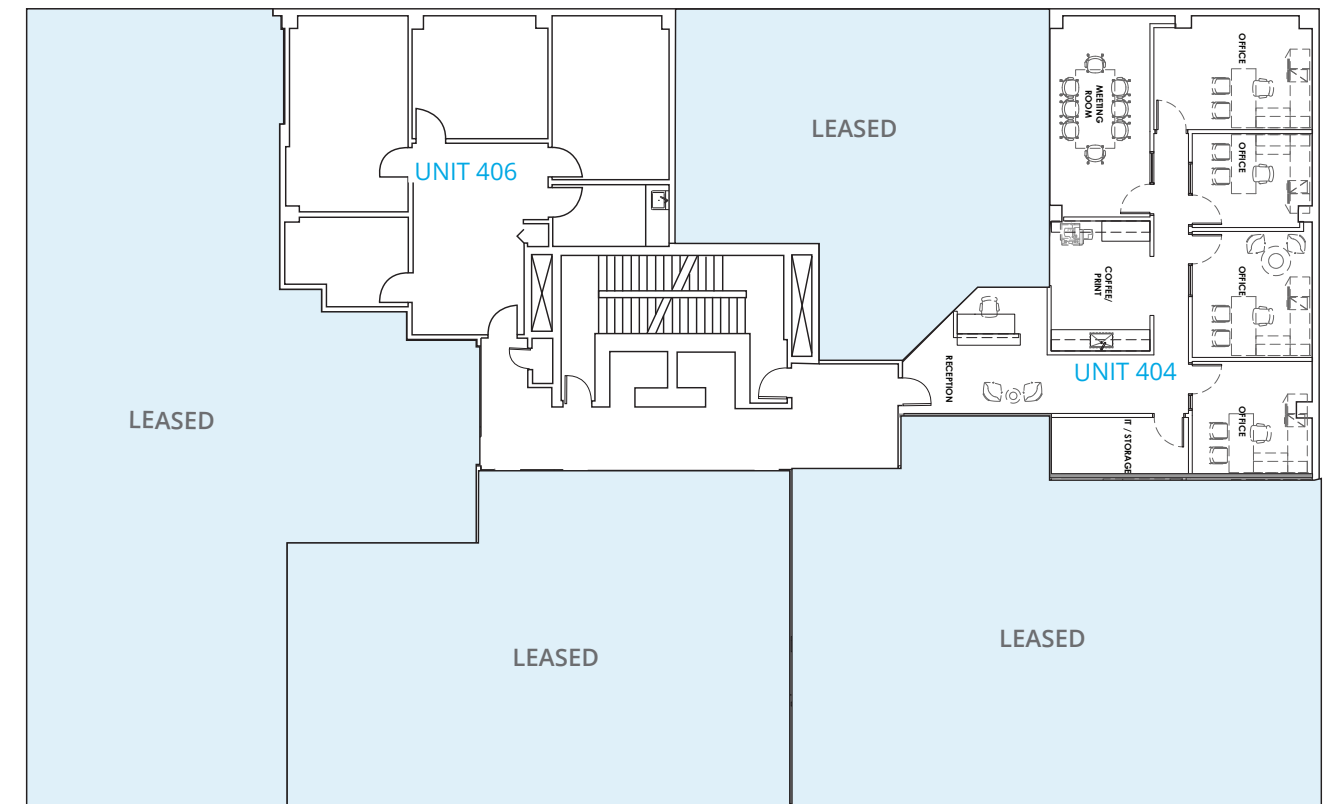
3RD FLOOR

UNIT 301: 7,496 SF



4TH FLOOR

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





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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