

The Manhattan Building

10345 105 Street, Edmonton, AB



761 SF - 3,282 SF **Fully Fixtured Space for Lease**

Property Highlights

- Contemporary, bright office/retail space located a short walk from the ICE District
- Directly south of Grant MacEwan University and major bus routes
- Ground level space with exterior building signage
- Hourly street parking in front of property
- The space has direct exposure and access to 105th street
- Quality office space at an affordable rate



Dustin Bateyko

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Property Details

Municipal Address: Lab Space: 10349 105 Street

Suite 102: 10345 105 Street Suite 104: 10345 105 Street

Lease Area: Lab Space: 761 SF (Main Floor)

(Exterior Entrance

Suite 102: 1,170 SF (Main Floor) Suite 104: 3,282 SF (Main Floor)

Lease Rate: \$10.00 per SF

Operating Costs: Lab Space: \$8.99 per SF

Suite 102 & 104: \$11.11 per SF

Parking: Lab Space: 1 surface stall at \$160

+ GST per month

Suite 102: No currently assigned

parking stalls

Suite 104: Four underground stalls

at \$210 + GST per month

Signage: Available

Aerial



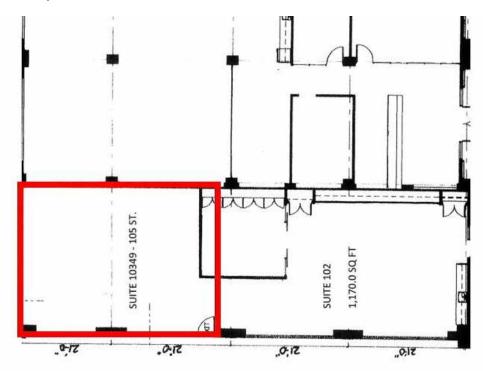
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Floor Plan - Lab Space — 10349-105 Street



Property Photos - Lab Space — 10349-105 Street



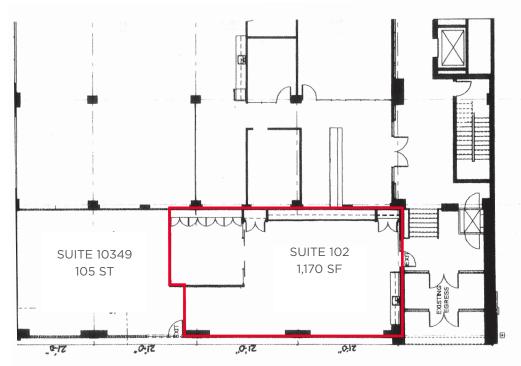
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Floor Plan - Suite 102 — 10345-105 Street



Property Photos - Suite 102 — 10345-105 Street



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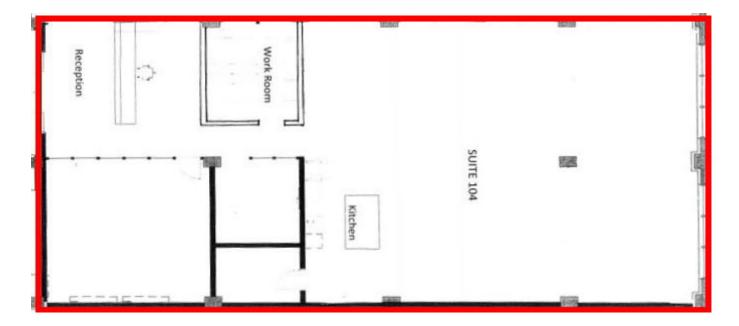
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Floor Plan - Suite 104 - 10345-105 Street



Property Photos - Suite 104 — 10345-105 Street



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