



124th Street Business Park West | 12420 - 104 Avenue NW, Edmonton

High quality office space for lease on 124th Street

Class “A” office space is available for lease in the heart of vibrant 124th Street, offering convenient access to the downtown core, various surrounding amenities, and public transit (including the future LRT line).

Accelerating success.

Asking Net Rent:

\$14.00
PSF



Developed
office space



High quality
improvements



Quick access
to transit



Underground
parking stalls

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Property Overview



Underground visitor parking



Access to public transit



Underground bike storage



Showers and locker rooms



5 minutes to downtown



Abundance of nearby amenities

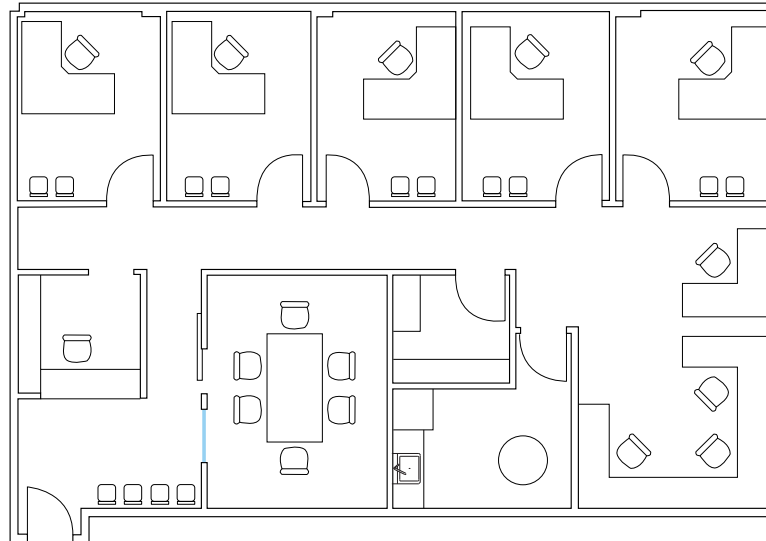


On-site property management

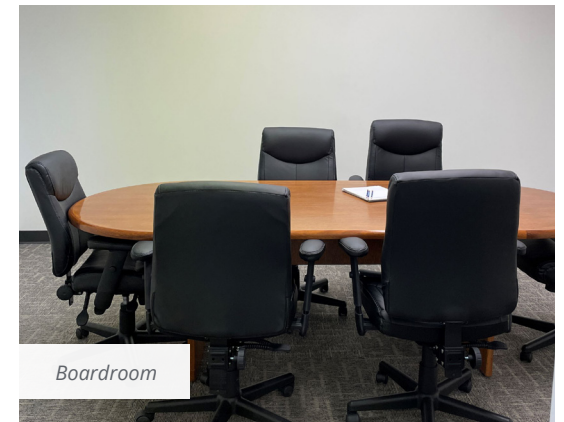
Lease Details

| | |
|------------------------|--|
| Civic Address | 12420 - 104 Avenue NW, Edmonton |
| Available Space | 1,875 square feet (2nd Floor) |
| Net Rent | \$14.00 per SF |
| Additional Rent | \$16.22 per SF (2024) |
| TI Allowance | Negotiable |
| Parking | 3 underground parking stalls @ \$180/month/stall |
| Internet | Fibre Optic Internet available |
| Available | October 1, 2024 |

Floor Plan



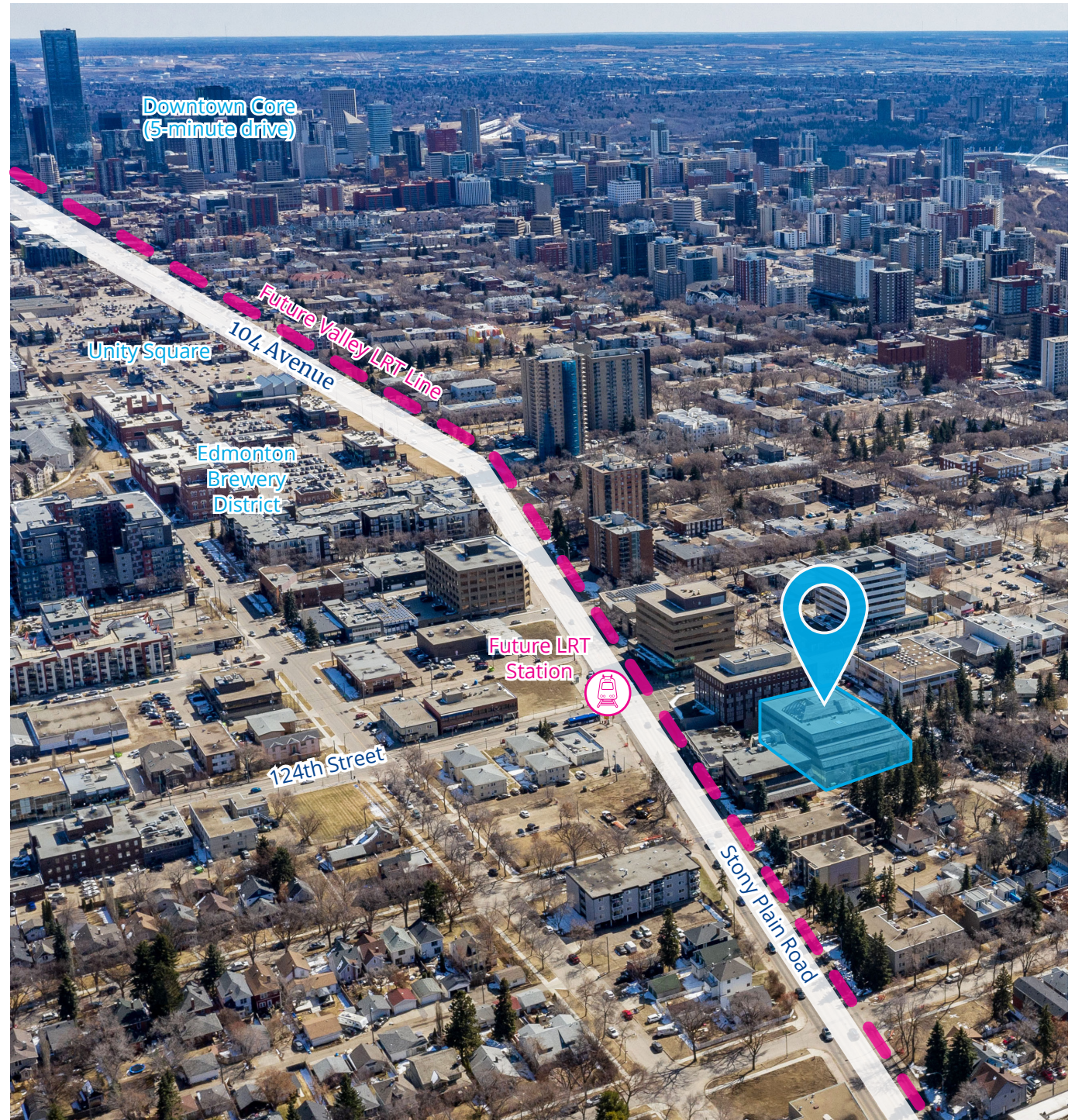
2nd Floor (Unit 220): 1,875 SF



Location Overview

The 124th Street area is one of Edmonton's most vibrant shopping districts, home to some of the city's finest local restaurants, coffee shops, art galleries, boutiques, and premium services, which provides a great sense of community.

- 124th Street is a prominent pedestrian-friendly destination in Edmonton
- With over 50 dining establishments, tenants have access to an exceptional selection of food & beverage
- There is an abundance of on-street parking within one block of 124th street
- The River Valley is located less than a 10-minute drive, providing convenient access to over 150 kilometres of walking trails and bike paths





Colliers



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