





10534/44 - 106 STREET | EDMONTON, AB | OFFICE/RETAIL/WAREHOUSE

PROPERTY DESCRIPTION

The Bassani Building is a two storey, 36,167 sq.ft. office, retail and warehousing building located on the north edge of City Centre with a view of MacEwan University and Rogers Place Arena from the second floor, making this an ideal location for servicing the City Centre with the ease of accessibility for employees and customers.

- Quick access to major thoroughfares and traffic arterials such as 109 Street, 104 Avenue, and 107 Avenue
- Immediate access to the downtown core
- Recent upgrades to common areas including flooring, light fixtures, and paint
- Well maintained and professionally managed building

KAREN CHAYKA

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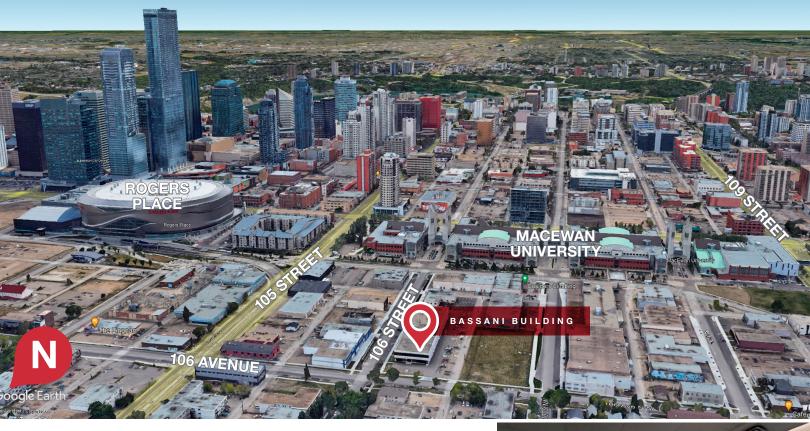






780 436 7410





ADDITIONAL INFORMATION

| LEGAL DESCRIPTION | Plan 0120130, Block 6, Lot 249A | |
|------------------------------------|--|--|
| ZONING | DC1 | |
| PARKING | 1 stall/500 sq.ft. plus additional stalls upon availability at additional charge | |
| NET LEASE RATE | LEASE RATE Main Floor: No availability Second Floor: Starting at \$8.75/sq.ft/annum | |
| OPERATING COSTS (2024/25 estimate) | Main Floor: \$9.40/sq.ft./annum Includes building insurance, property taxes, common area maintenance, management fees and utilities (gas, water, and power) | |
| | Second Floor: \$10.33/sq.ft./annum Includes building insurance, property taxes, common area maintenance, management fees and utilities (gas, water, and power) | |



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CURRENT VACANCIES

| Second Floor | | | |
|----------------------|-------------|-------------|--|
| Suite | Rentable SF | Available | Description |
| 200 | 1,920 | Immediate | Developed with reception area, 3 offices, server/storage room, lunchroom, boardroom and open bull pen area. |
| 204A | 1,032 | Immediate | Developed with 1 office, and balance is open bull pen area. |
| 205 | 1,566 | 30/60 days | Developed with kitchenette, 1 office, server/storage room, and balance is open bull pen area. |
| 206 | 730 | Immediate | Developed office space, with open floor plan |
| 207 | 1,125 | Immediate | Developed with reception area, 3 offices, and server/storage room. |
| 211 | 1,934 | May 1, 2024 | Newer build out in 2019 – fully developed with reception area, 8 offices; -lunchroom, server/storage room, and open meeting area. LEASED |
| Main Floor | | | |
| Suite | Rentable SF | Available | Description |
| 10534/34B | 3,711 | Immediate | Developed office/warehouse – 10 offices, 3 washrooms, boardroom, – kitchenette, 2 workstations, storage room and balance is warehouse with 12 ft. – grade loading door (warehouse is approx. 300 sq.ft.). LEASED |



















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