



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

WESTERN SUPPLIES BUILDING

10722 103 Avenue, Edmonton, AB



CHARACTER OFFICE SPACE

820 SF, 1,726 SF, 1,820 SF AND 1,383 SF OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Character space, open beam, and brick finishing
- Excellent location, close to all amenities
- In the heart of downtown right off Jasper Avenue
- Parking stalls available at an additional cost
- Walking distance to the Corona LRT station

Dustin Bateyko

Partner

780 702 4257

dustin.bateyko@cwedmonton.com

CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

www.cwedm.com

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PROPERTY DETAILS

Municipal Address: 10722 103 Avenue, Edmonton, AB

Legal Description: Suite 100 - 1,383 SF
Suite 101 - 1,820 SF
(Former medical office)
Suite 103 - 820 SF
Suite 401 - 1,726 SF

Lease Term: 5 years

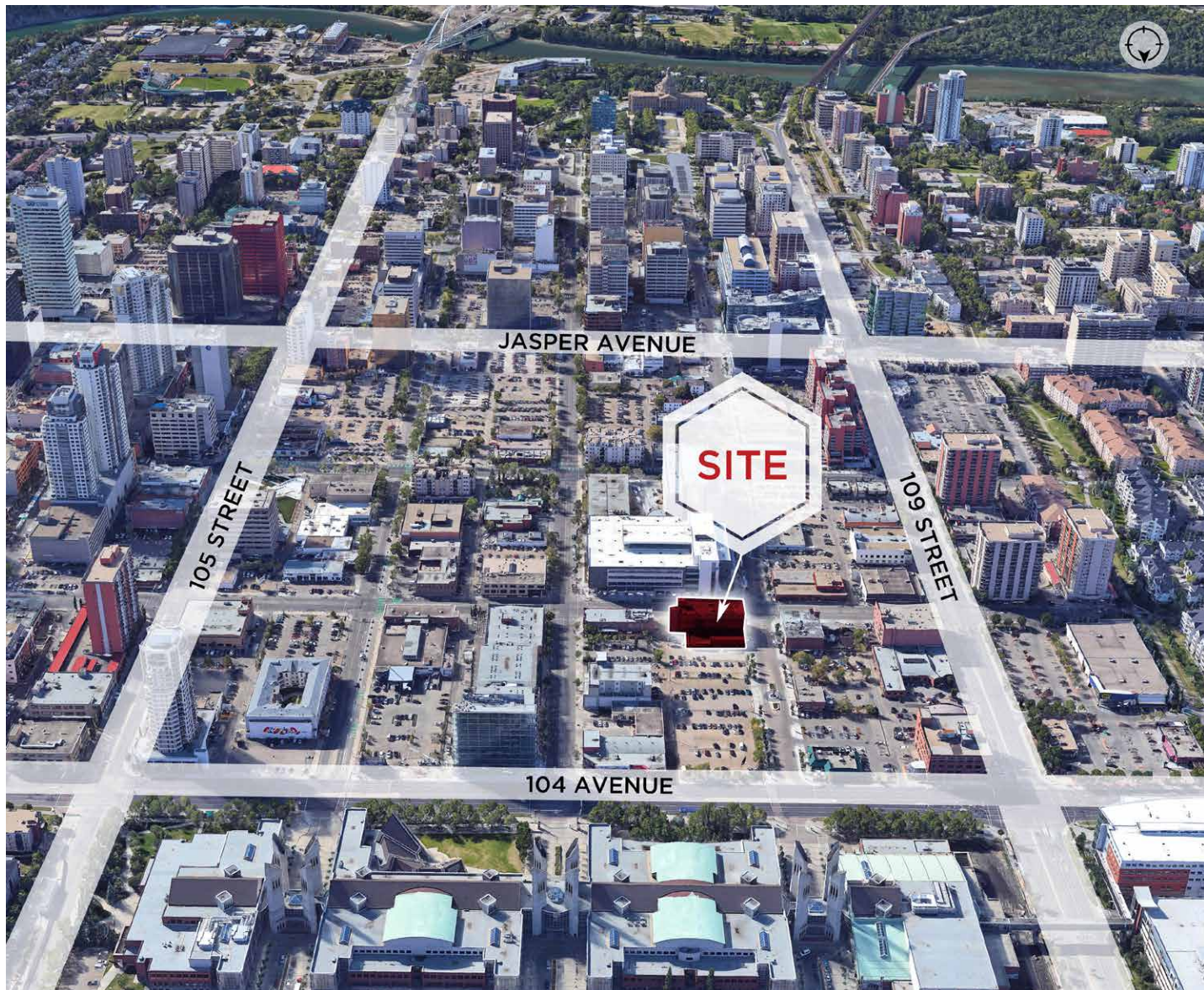
Lease Rate: **\$14.00 PER SF**

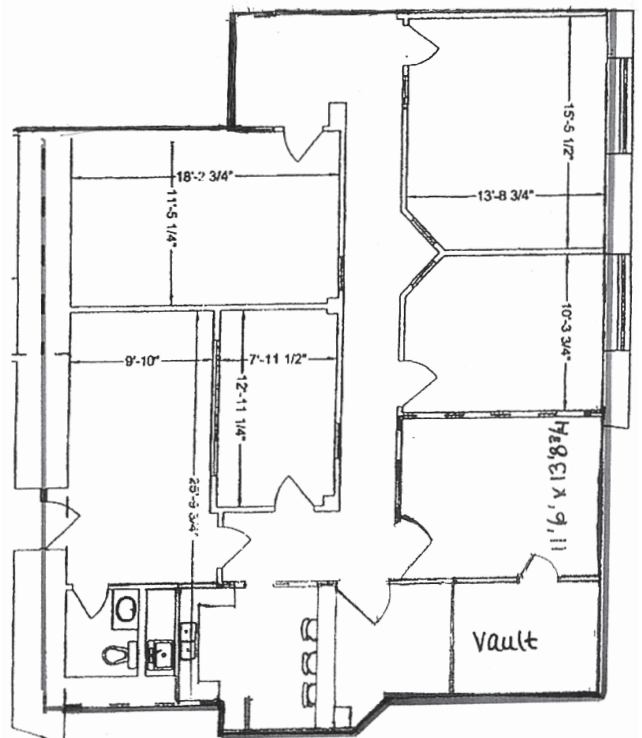
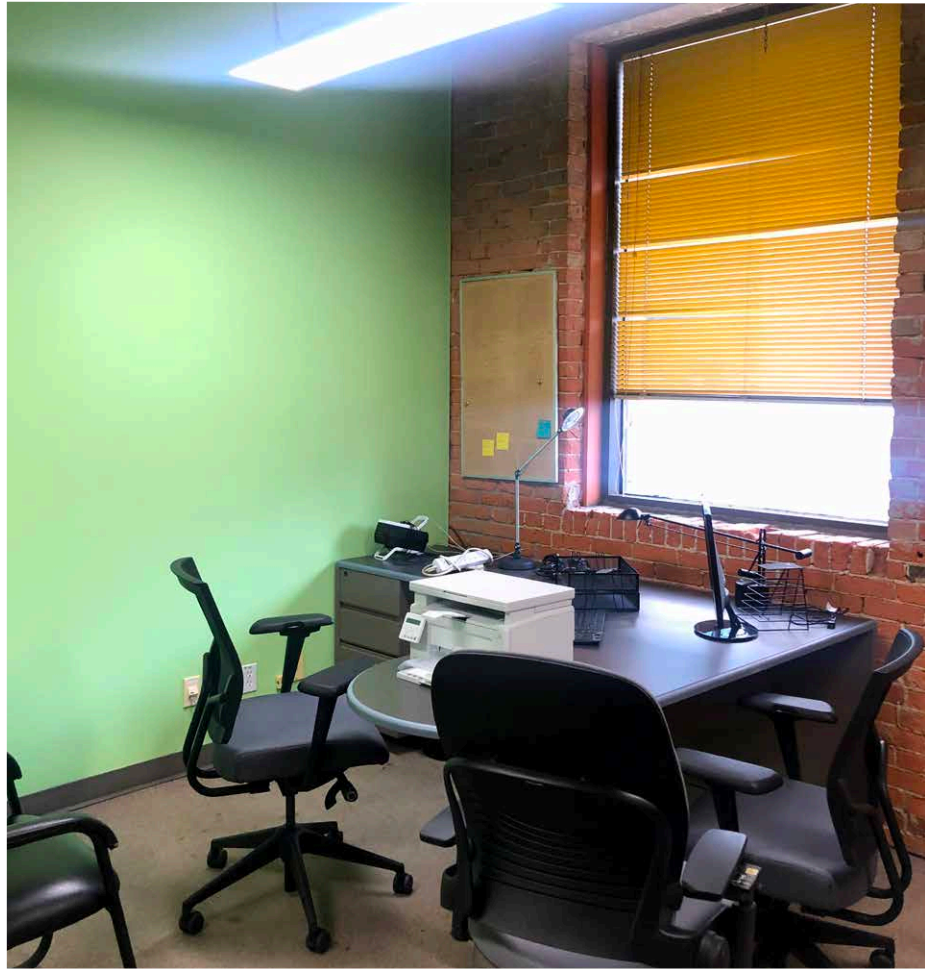
Operating Costs: \$14.27 (2024 est.)
Includes property tax, building insurance, utilities and common area janitorial services

Availability: Immediately

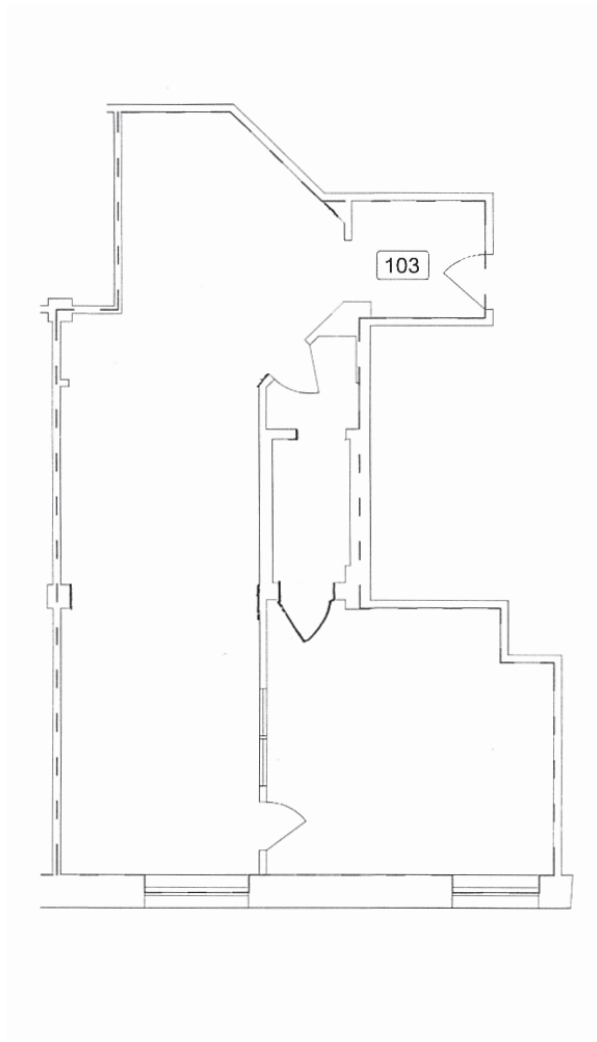
Parking:
Suite 100 - 3 Surface parking stalls at \$130 per stall per month
Suite 101 - 3 Surface parking stalls at \$130 per stall per month
Suite 103 - 2 Surface parking stalls at \$130 per stall per month
Suite 401 - 4 Surface parking stalls at \$130 per stall per month

AERIAL

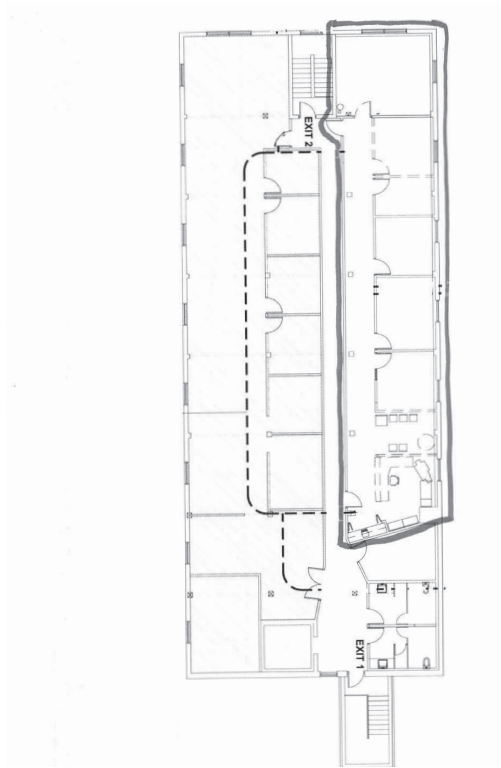


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SUITE 103 | FLOOR PLAN



SUITE 401 | FLOOR PLAN





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