



**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

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### CUSHMAN & WAKEFIELD Edmonton

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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

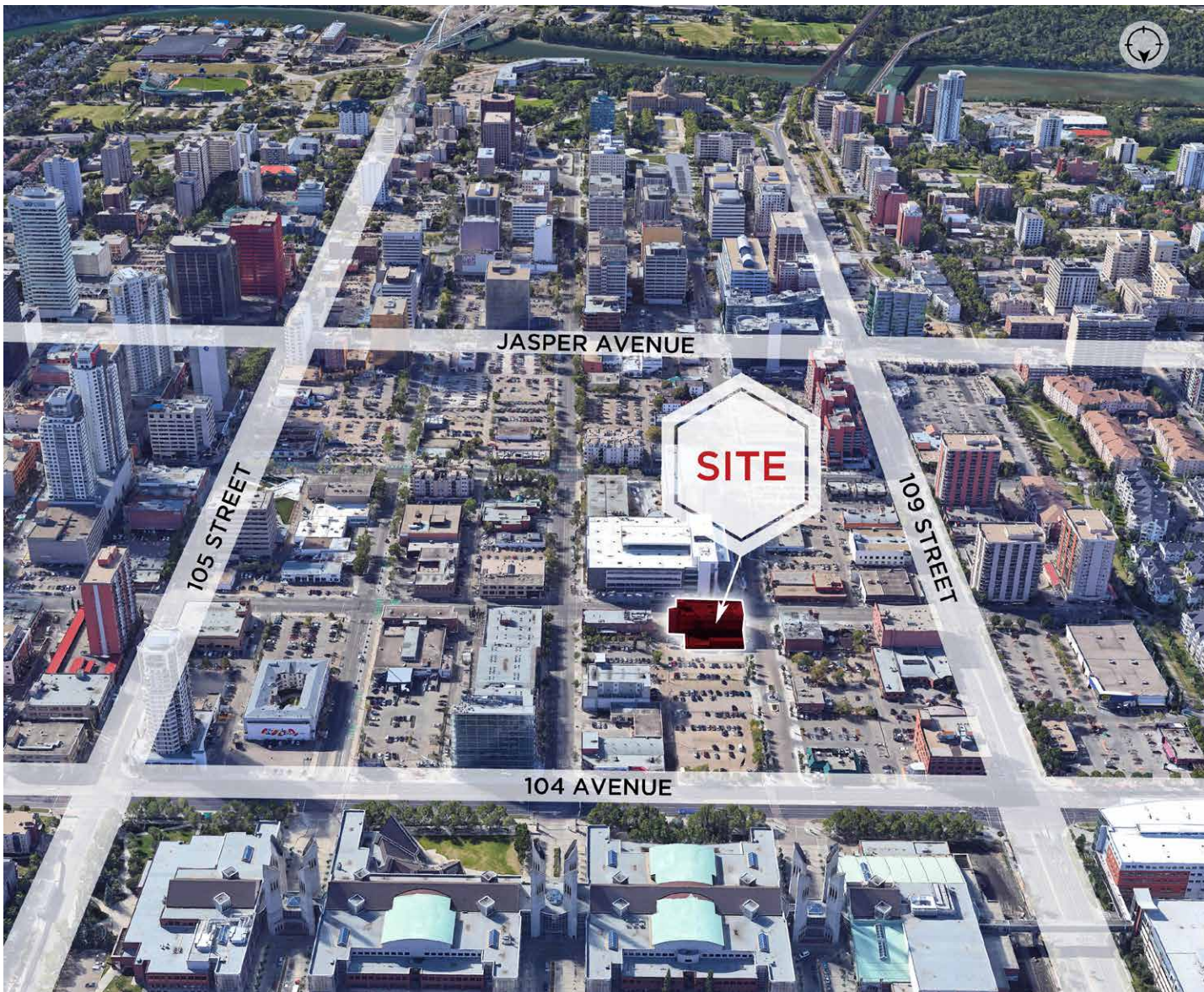
**Lease Rate:** **\$14.00 PER SF**

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

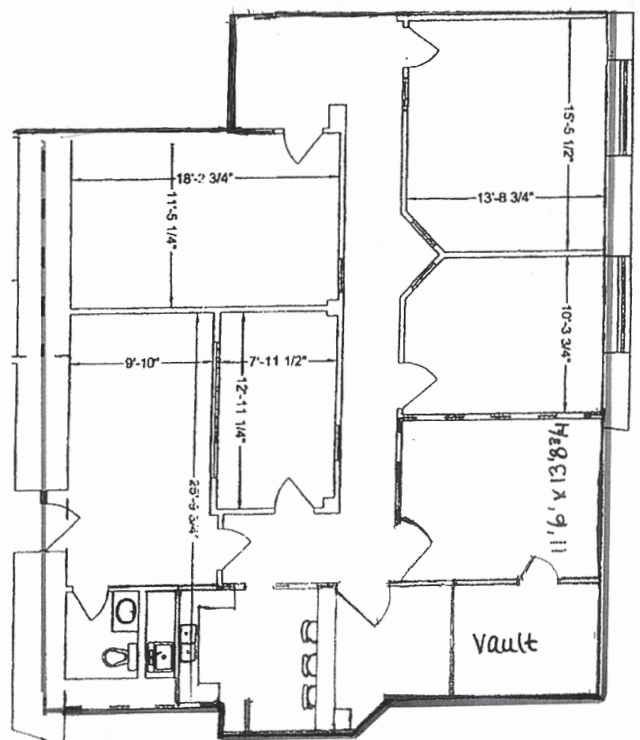
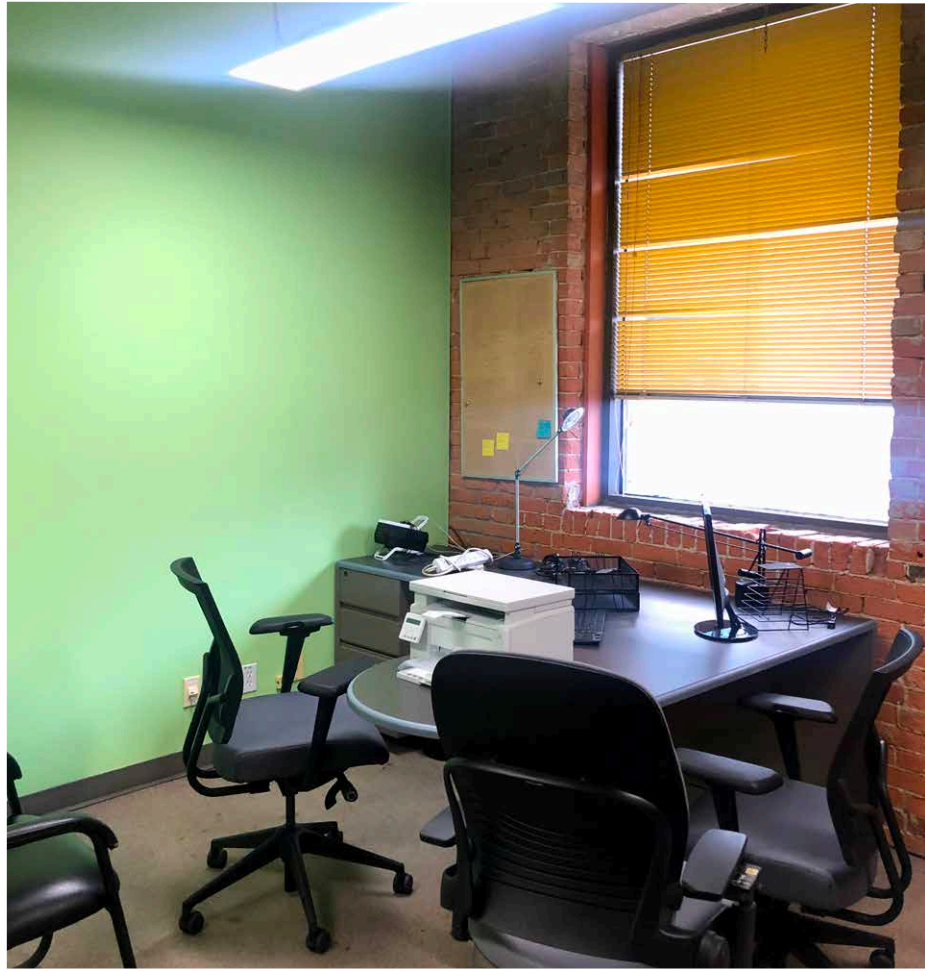
**Availability:** Immediately

**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

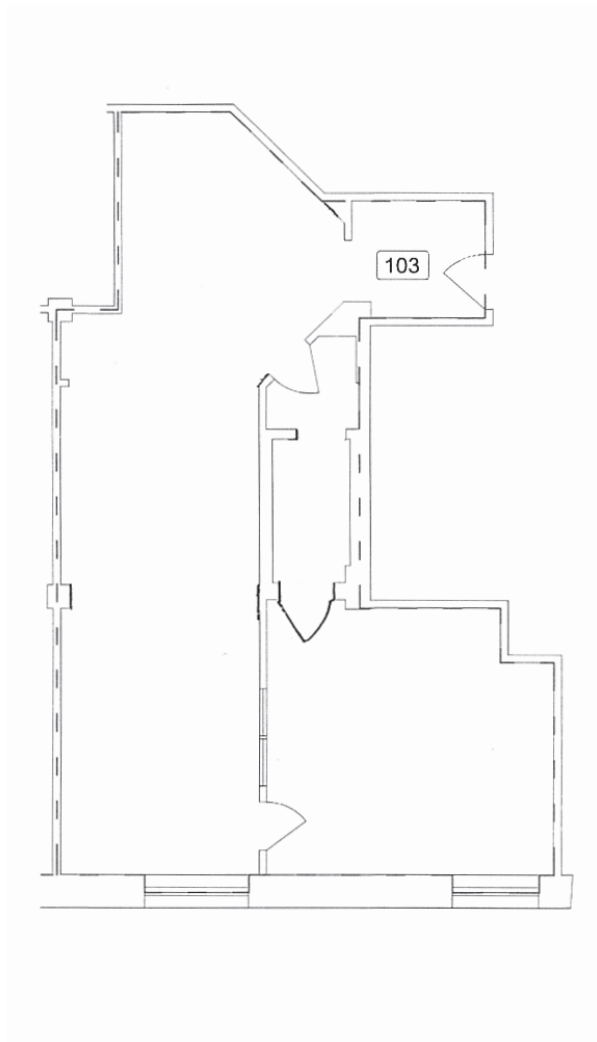
## AERIAL



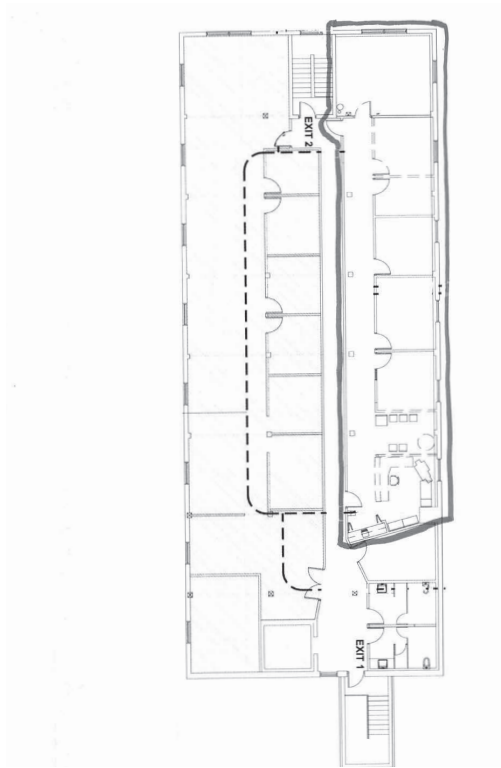


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SUITE 103 | FLOOR PLAN



SUITE 401 | FLOOR PLAN





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