Office | For Lease

CBRE

105th Street Building

Developed Office Space

10242 - 105 Street NW
Edmonton, AB

Leasing Details & Property Highlights

Availabilities
Suite 801 - 2,100 sq. ft.
Suite 900 - 6,909 sq. ft.

Parking
Underground - 143 Stalls

Net Rent
$8.00 - $10.00 / sq. ft.

Green Space
Directly adjacent to Alex Decouteau Park

Op Costs (2024)
$17.03 / sq. ft.

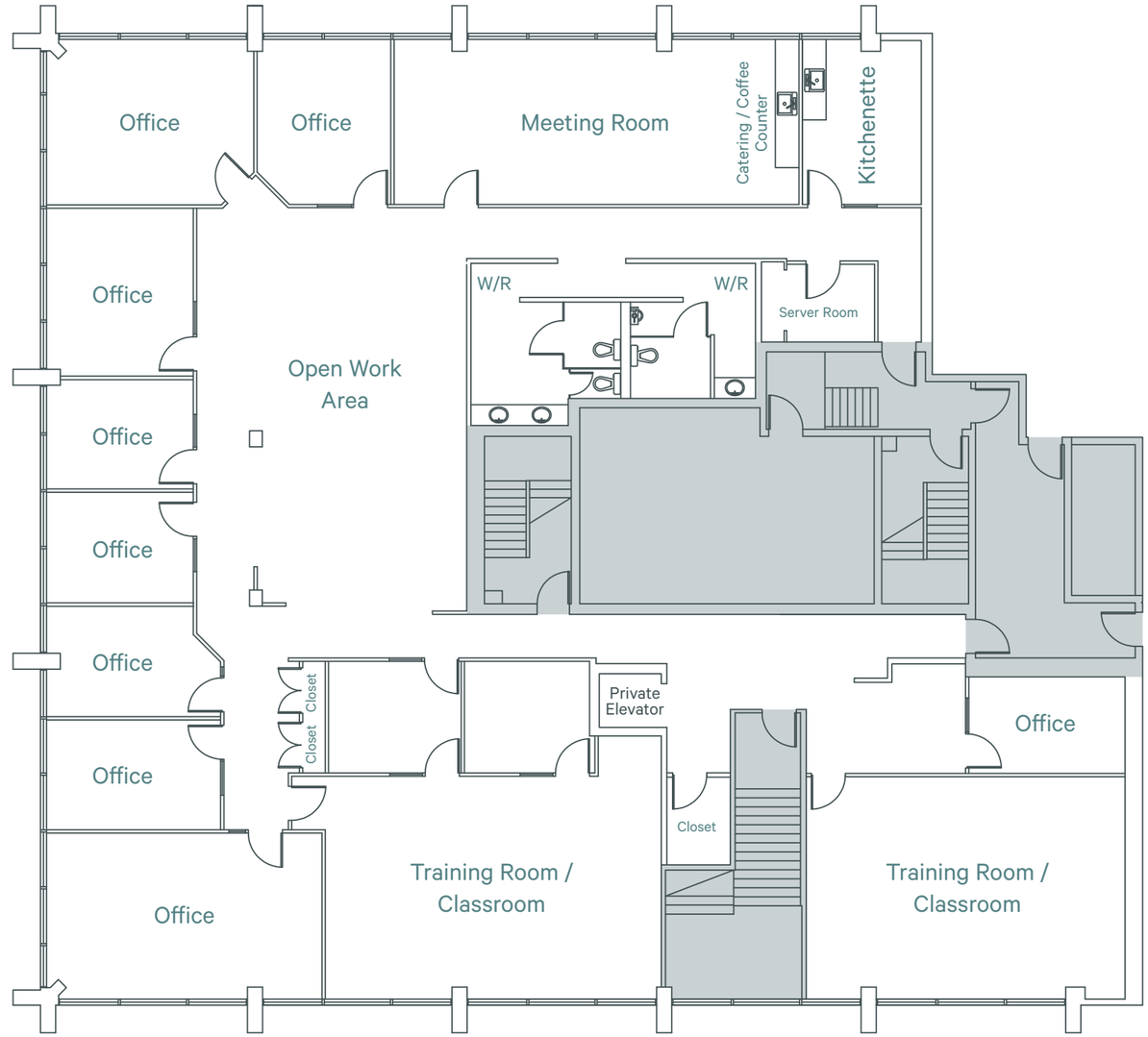
Signage Opportuinity
Main floor on both sides of building

Security Services & Measures in Place

- Onsite security 7am-7pm, Mon-Fri
- Night Patrol 2 times per evening
- Building alarmed & monitored after hours by Telsco
- Tenant access with FOB via front door or parkade 24/7 without triggering alarms
- Main floor doors open to the public from 8:15am-4:30pm
- Elevators open to the public from 8:15am-4:30pm & by tenant FOB after hours

Open Work Area

Training Room / Classroom



Suite 900
6,909 sq. ft.
Full Floor

Restaurants

- Campio Brewing Co
- Japanese Village
- Kb & Co
- Cosmic Pizza & Donair
- Baijiu
- Home & Away
- DOSC
- Northern Chicken
- Kelly's Pub
- Ramen Misoya
- SFC
- Quickly Bubble Tea
- Credo Coffee
- Black Pearl Seafood Bar
- Tzin Wine & Tapas
- Jack's Burger Shack
- Dorinku Osaka
- Khazana
- Farrow
- Lock Stock Coffee
- BaoBao
- I Love Sushi
- Wayback Burger
- Gyu-Kaku
- A Bite of Brazil
- Tim Hortons
- Ayco Café
- Uccellino
- The Canadian Icehouse
- Boston Pizza
- Sabor
- Old Spaghetti Factory
- District Moto Café
- XO Bistro + Bar
- 5th Street Food Hall

Shopping & Services

- Loblaw City Market
- Shoppers Drug Mart
- 7-11
- Don Wheaton YMCA
- National Bank
- Scotiabank
- ATB Financial
- Servus Credit Union
- Rise Republic Fitness
- Archetype Fitness
- Alberta Craft Gallery
- Remedy's Rx
- ALIGN Massage
- Sharmin Beauty Bar
- Aesthetic DentaCare

Contact Us

Sarah Henderson
Senior Associate
+1 780 817 4636
sarah.henderson@cbre.com

Jeremy Deeks
Vice President
780 229 4651
jeremy.deeks@cbre.com

Matteo Marocco
Sales Representative
+1 780 229 4691
matteo.marocco@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.