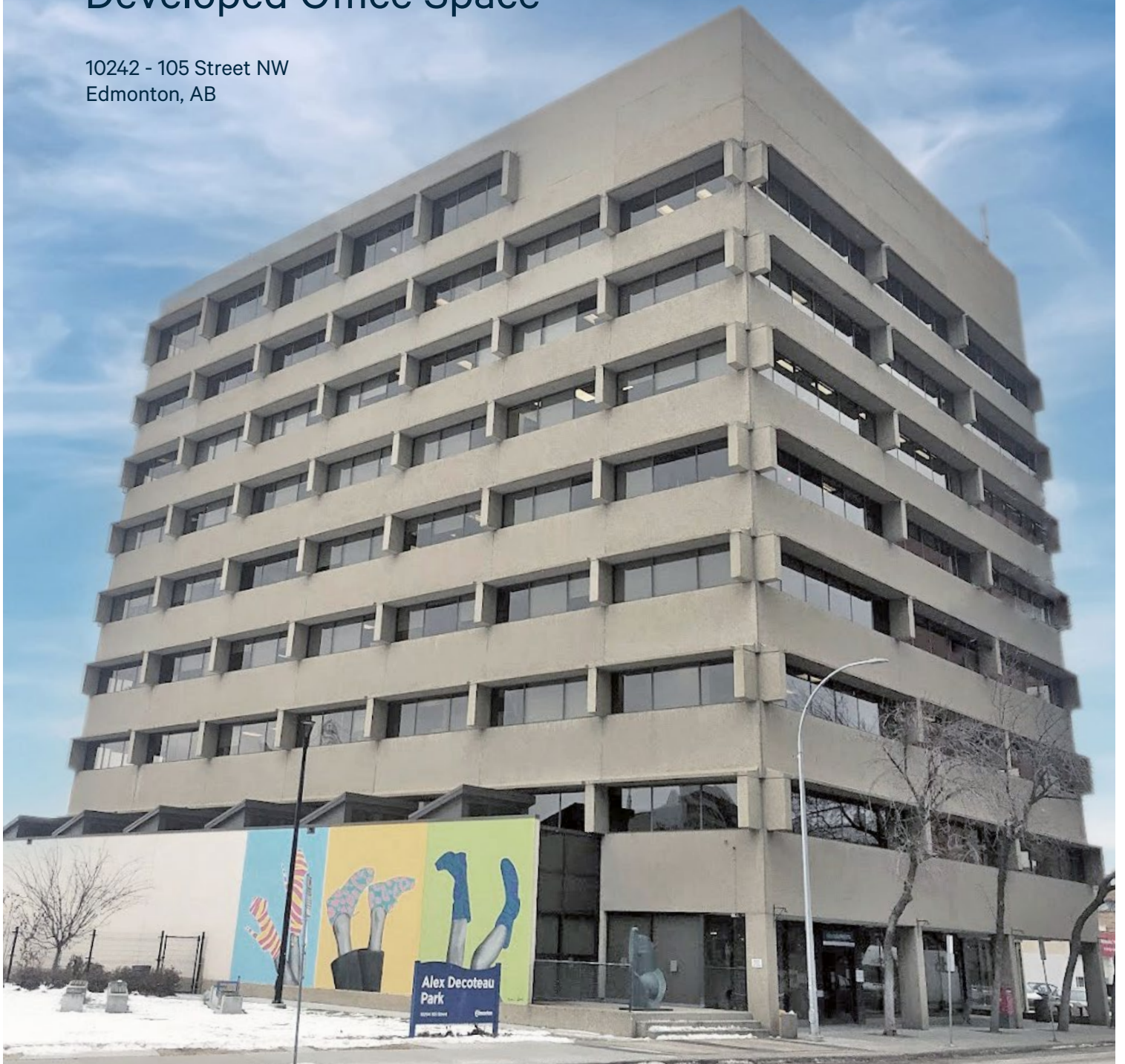


# 105<sup>th</sup> Street Building

Developed Office Space

10242 - 105 Street NW  
Edmonton, AB



# 105<sup>th</sup> Street Building

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



### 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



### Net Rent

\$8.00 - \$10.00 / sq. ft.



### Green Space

Directly adjacent to Alex Decouteau Park



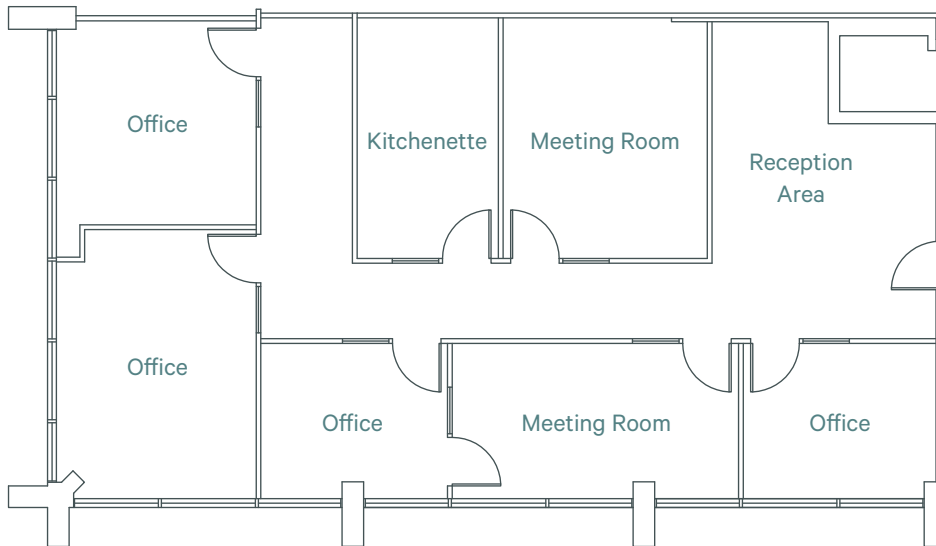
### Op Costs (2023)

\$14.84 / sq. ft.



### Signage Opportunity

Main floor on both sides of building



### Suite 801

2,100 sq. ft.



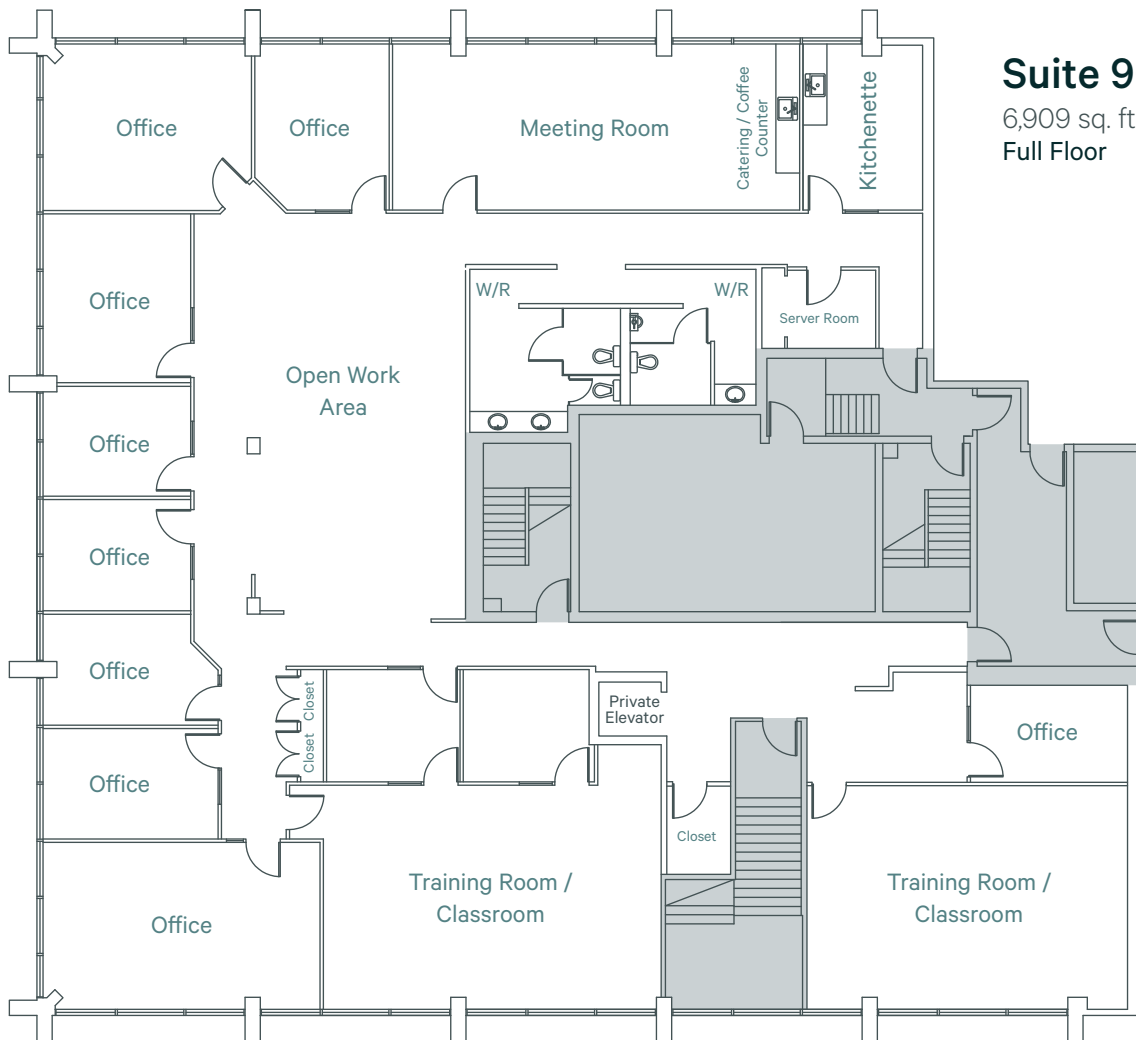




Open Work Area



Training Room / Classroom



**Suite 900**

6,909 sq. ft.  
Full Floor

# 105<sup>th</sup> Street Building

10242 - 105 Street NW | Edmonton, AB

# For Lease



## 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
- + 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.