

FOR LEASE

124 STREET PRIME OFFICE SPACE

NAICommercial



**LEASE INCENTIVE
TWO MONTHS FREE RENT
PER YEAR OF LEASE TERM***

*Conditions involved. See agent for details.

10534 - 124 STREET | EDMONTON, AB

PROPERTY DESCRIPTION

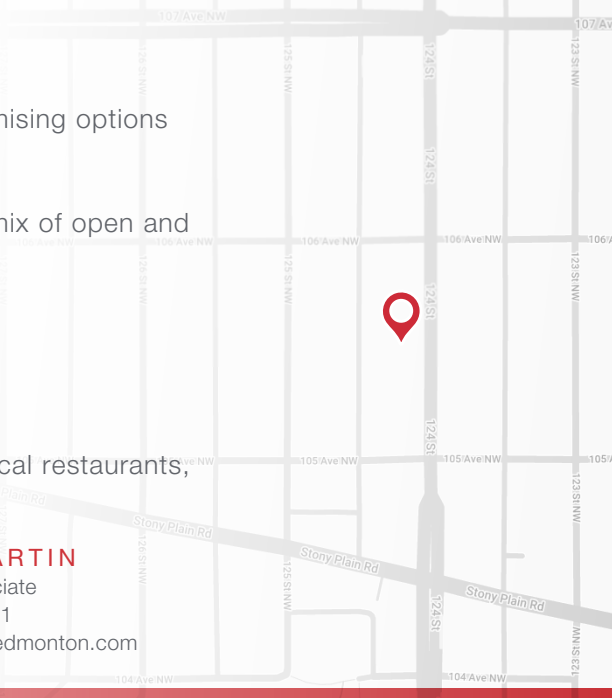
- Options from 500 sq.ft.± up to 4,226 sq.ft. with multiple potential demising options
- Renovated options available
- Previously used as professional, yoga and physiotherapy clinics; the mix of open and private office space works for many users
- On-site and street parking
- Elevator access
- Pylon signage available
- Fronts onto 124th Street, a vibrant shopping district home to many local restaurants, boutiques and galleries

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ADDITIONAL INFORMATION

AREAS AVAILABLE	200: 1,025 sq.ft.± up to 4,226 sq.ft. 207: 1,164 sq.ft. 301: 500 sq.ft.± to 2,114 sq.ft.
PARKING	On-site and street parking See agent for details
NET LEASE RATE	Starting at \$10.00/sq.ft. as-is
OPERATING COSTS	\$16.11/sq.ft. (2024 estimate) includes building insurance, property taxes, common area maintenance, management fees, gas, electricity and water
AVAILABLE	200 & 301: Immediately 207: April 1, 2024
ZONING	Mixed Use (MU)
LEGAL DESCRIPTION	Lot Z, Block 30, Plan RN22



SUITE 301



SUITE 207

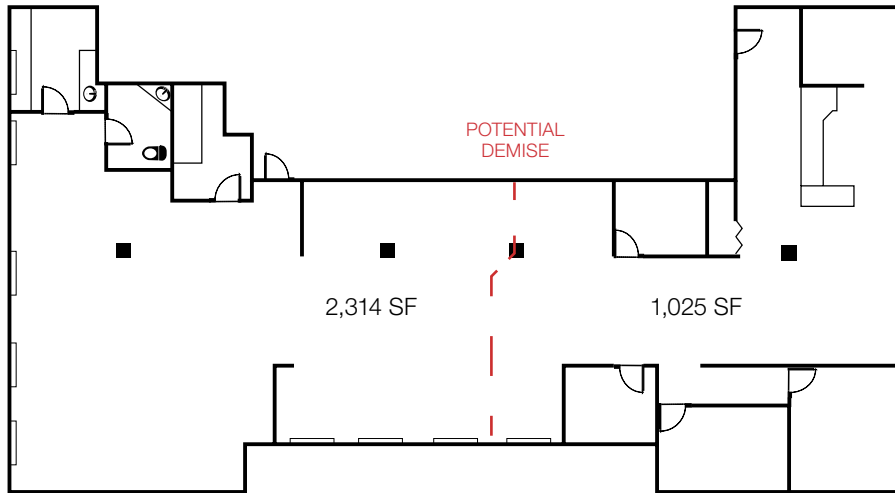
SUITE 200





SUITE 200

Up to 4,226 SF



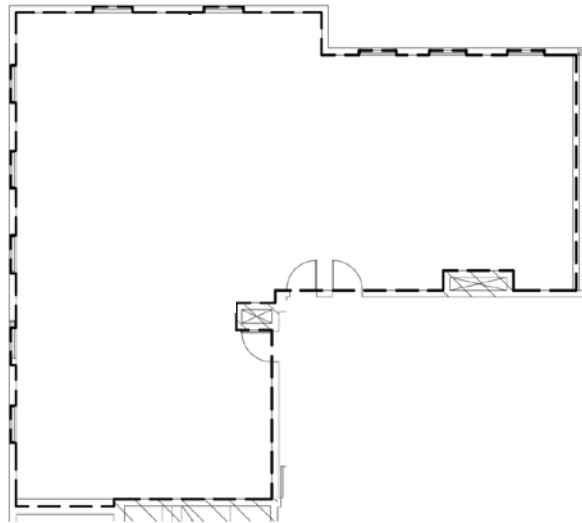
SUITE 207

1,164 SF



SUITE 301

500 SF± to 2,114 SF
See agent for other demising options



SCAN OR CLICK
FOR VIRTUAL TOUR
SUITE 301



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT - NOT TO SCALE

