

FOR LEASE

Centre106



10232 – 106 STREET, EDMONTON, AB

Cory Wosnack
Principal & Managing Director
+1 780 909 7850
cory.wosnack@avisonyoung.com

Jarrett Campbell
Vice President
+1 780 932 1275
jarrett.campbell@avisonyoung.com

**AVISON
YOUNG**

Centre106 Edmonton

Seize the chance to lease approximately 47,904 square feet across three floors in the heart of Edmonton's educational hub. This standalone building boasts a variety of classrooms, meeting rooms, open workspaces, fully-equipped offices and a lunchroom. The highlight of this property is its stunning bright atrium, which floods the interior with natural light, creating an inviting and energizing atmosphere to study and collaborate. Perfect for educational institutions, this turnkey school facility offers both functionality and a central location that is hard to beat.

Offering summary

Address:	10232 – 106 Street, Edmonton, AB
Building Size:	+/- 47,000 sf Includes 12 classroom/lecture rooms
Zoning:	UW - Urban Warehouse
Parking:	36 surface parking stalls
Lease Rate:	\$16.00 – 18.00 psf
Additional Rent:	\$10.07 psf + janitorial (includes \$6.36 psf property tax)

-  Turnkey educational facility
-  Private surface parking lot
-  Well maintained building with large floorplate
-  Great location including frontage to 106 Street bike lane
-  Steps away from future LRT ValleyLine NorQuest stop
-  Over 20+ cafés and restaurants within walking distance





Fronting dedicated bike lane.



Alex Decoteau Park

Neighbourhood

Location overview

Prime Educational Hub

Downtown Edmonton is home to two esteemed educational institutions: NorQuest College and MacEwan University. NorQuest focuses on career-oriented education for a diverse student body, including newcomers to Canada and Indigenous peoples. MacEwan offers various undergraduate programs in a supportive environment. Both institutions anticipate 30 to 50 percent student population growth by 2030. NorQuest, leasing over 60,000 sf on Jasper Ave, says this is less than 15% of the new space needed. MacEwan recently began constructing a business school at 109th St and 105th Ave, set to open in 2027 for 7,500 new students. Leaders advocate for a new “education district” to support growth. Currently, they bring 30,000 people downtown every weekday.

Shopping and Dining Delight

Discover a shopping paradise filled with boutique stores and embark on a culinary journey with a wide array of dining options. From casual cafes to gourmet restaurants, the diverse offerings reflect the city's rich multicultural tapestry.

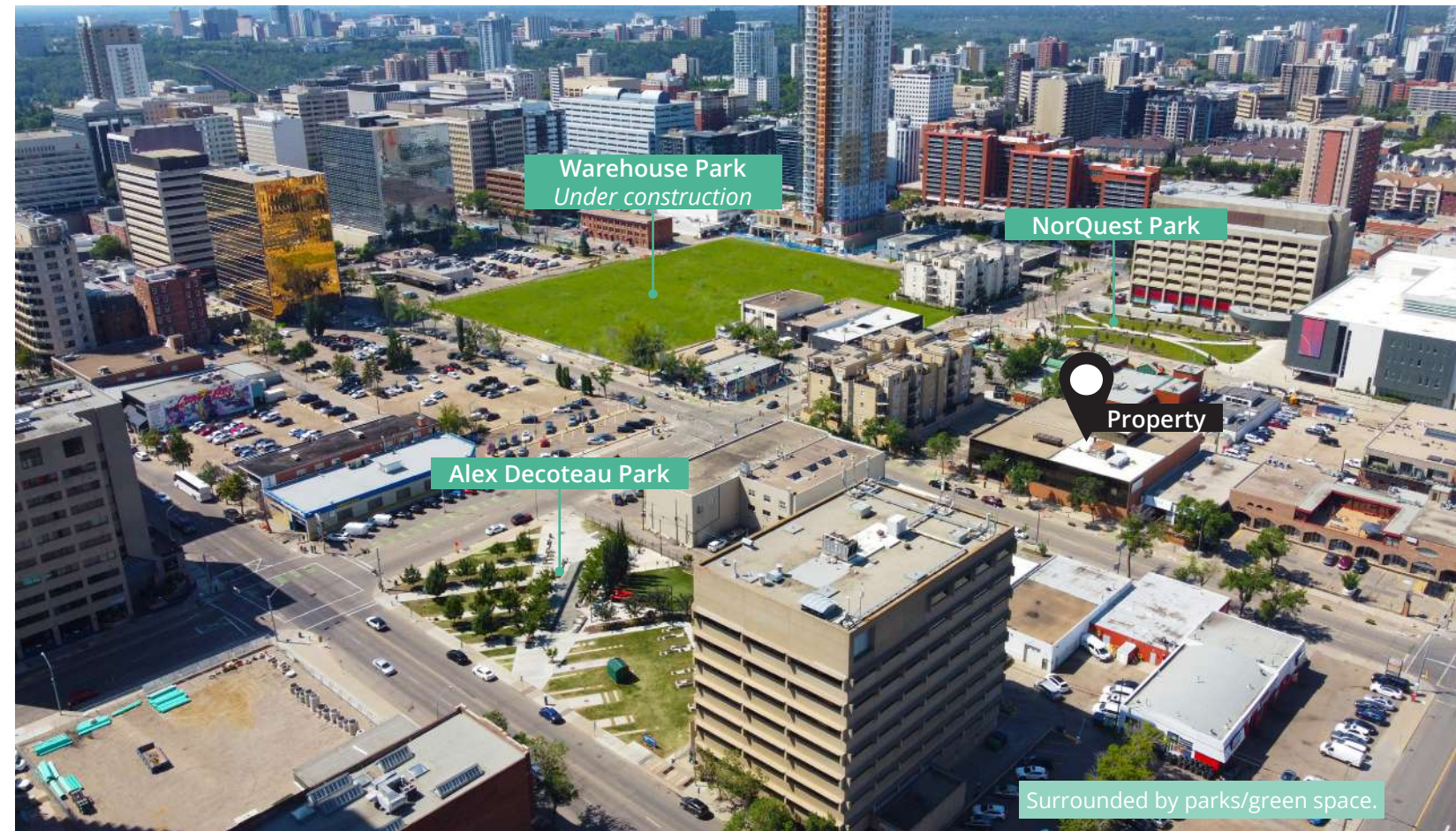
Seamless Connectivity

Experience seamless connectivity with extensive public transit options, including buses and the Light Rail Transit (LRT) system. Navigating the city is effortless, whether you're commuting for work, study, or leisure.

Exciting Developments

Experience Edmonton's transformation with the ICE District, a major redevelopment project within walking distance. It features the state-of-the-art Rogers Place arena, luxury hotels, trendy restaurants, and bustling commercial spaces, significantly enhancing downtown's appeal.

Additionally, Warehouse Park, a new 1.81-hectare park in the downtown Warehouse District, will transform vacant parking lots into a natural oasis. Spanning west of 106th Street to beyond 107th Street, between Jasper Avenue and 102nd Avenue, this park will offer much-needed green space and recreational facilities in the downtown core.



Downtown Area



18,033

Students at NorQuest College



15,571

Apartment Units



125,737

Daytime Population



29

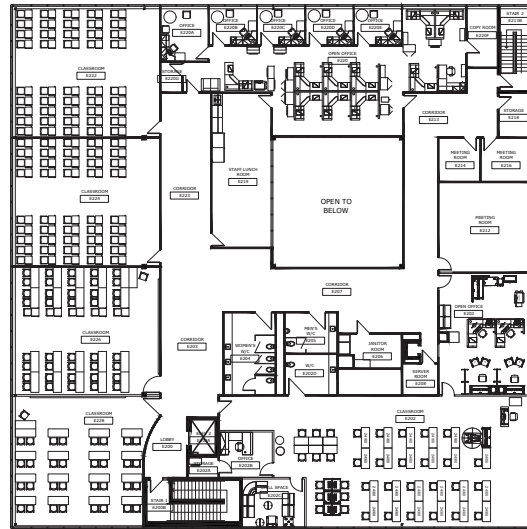
Development Projects



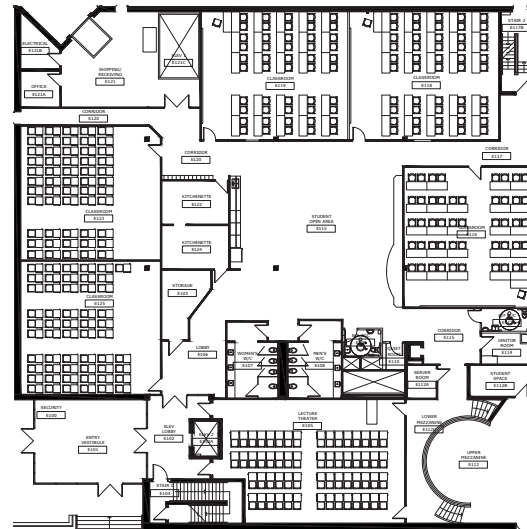
9.1%

Population Growth 2023-2026

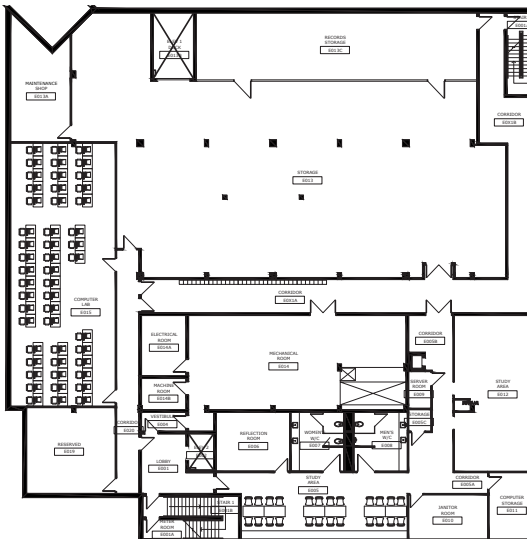
“Don’t miss this exceptional opportunity to secure a full building in downtown Edmonton, offering unmatched location and size advantages.”



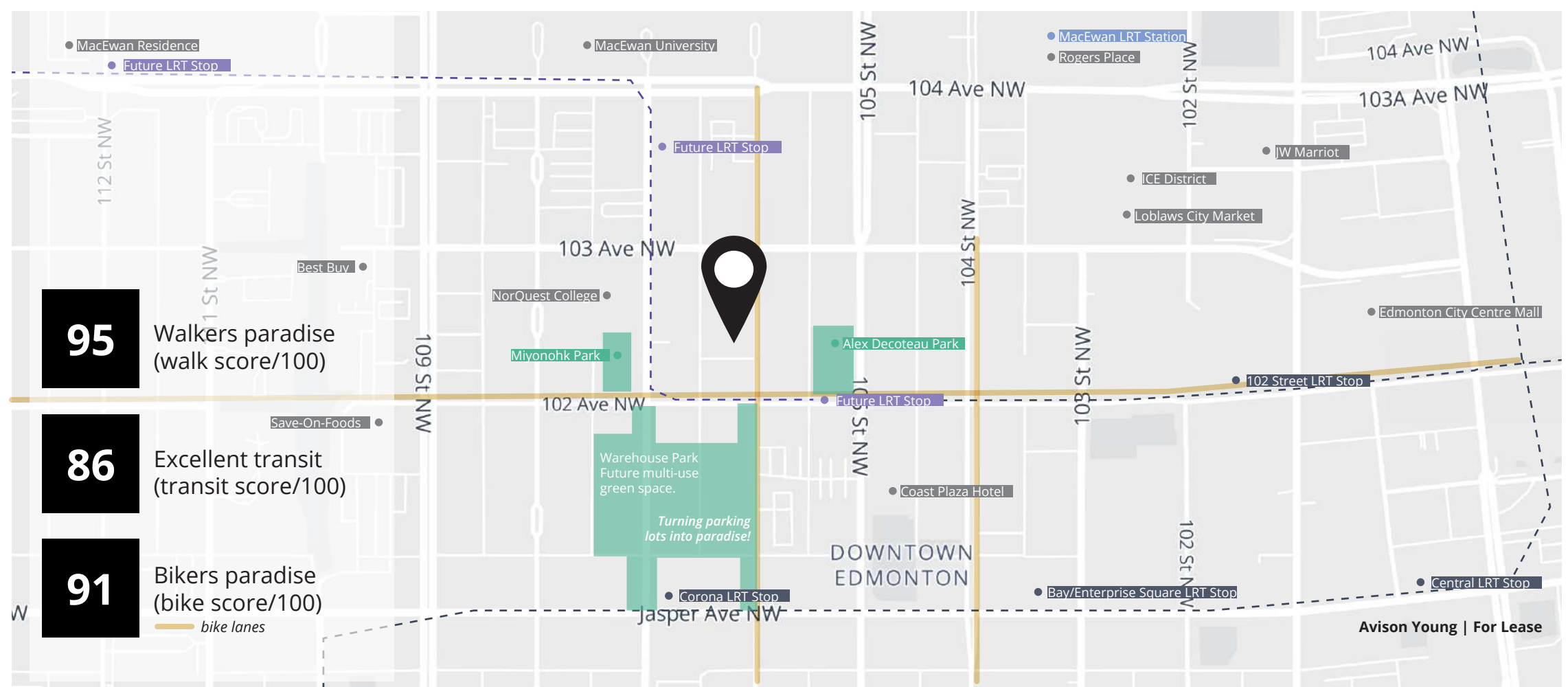
Main Level



Lower Level



10232 – 106 STREET, EDMONTON, AB





Let's talk.

[VIEW LISTING ONLINE](#)

Cory Wosnack

Principal & Managing Director
+1 780 909 7850
cory.wosnack@avisonyoung.com

Jarrett Campbell

Vice President
+1 780 932 1275
jarrett.campbell@avisonyoung.com

**AVISON
YOUNG**

© 2024 Avison Young Commercial Real Estate Services, LP. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Suite 2100, 10111 - 104 Avenue | Edmonton, AB | +1 780 428 7850