

OXBRIDGE
PLACE

OXBRIDGE PLACE

9820 - 106 Street NW, Edmonton, AB

The Property

Rising 14 storeys in Edmonton's Government District, Oxbridge Place offers 190,651 sq. ft. of office space on prominent 106 Street—minutes from Jasper Avenue, Alberta Legislature, major hotels, and transit.

Vacancy Details

Municipal Address

9820 - 106 Street NW

Total Rentable Area

38,853 sq. ft.

Available Q3 2026

Main Floor: 5,068 sq. ft.

2nd Floor: 2,000 - 14,263 sq. ft.

3rd Floor: 2,000 - 14,250 sq. ft.

Underground Parking

Heated and secured underground parking

Lease Rate

At Market

Additional Rent

\$11.50/sq. ft. (2026 Estimate)

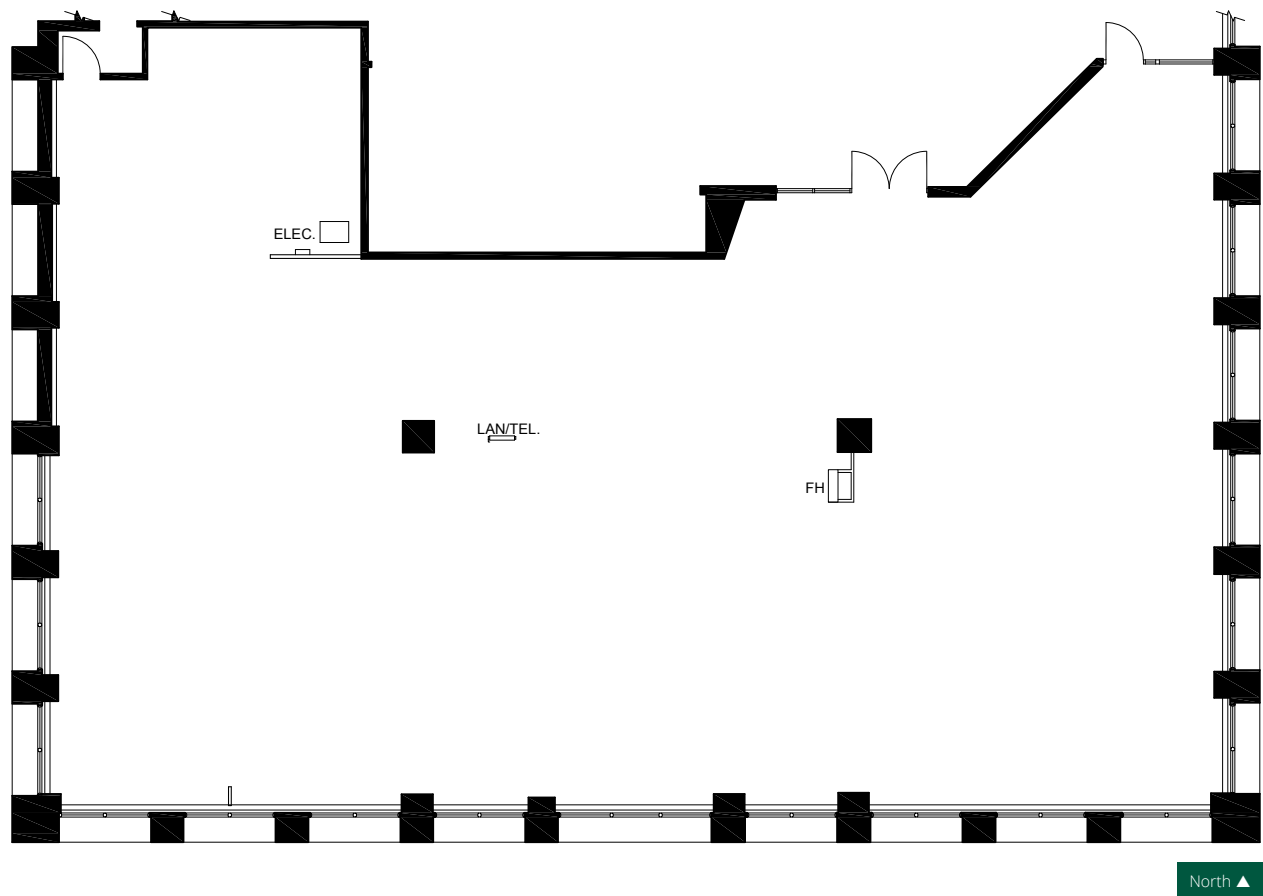
A photograph of the Oxbridge Place building, a tall, modern office tower with a grid-like facade of windows and concrete panels. The building is shown from a low angle, looking up. A white street lamp is visible in the foreground on the left.

*Direct exposure along 98 Avenue and 106 Street
located in the Government District*



Main Floor

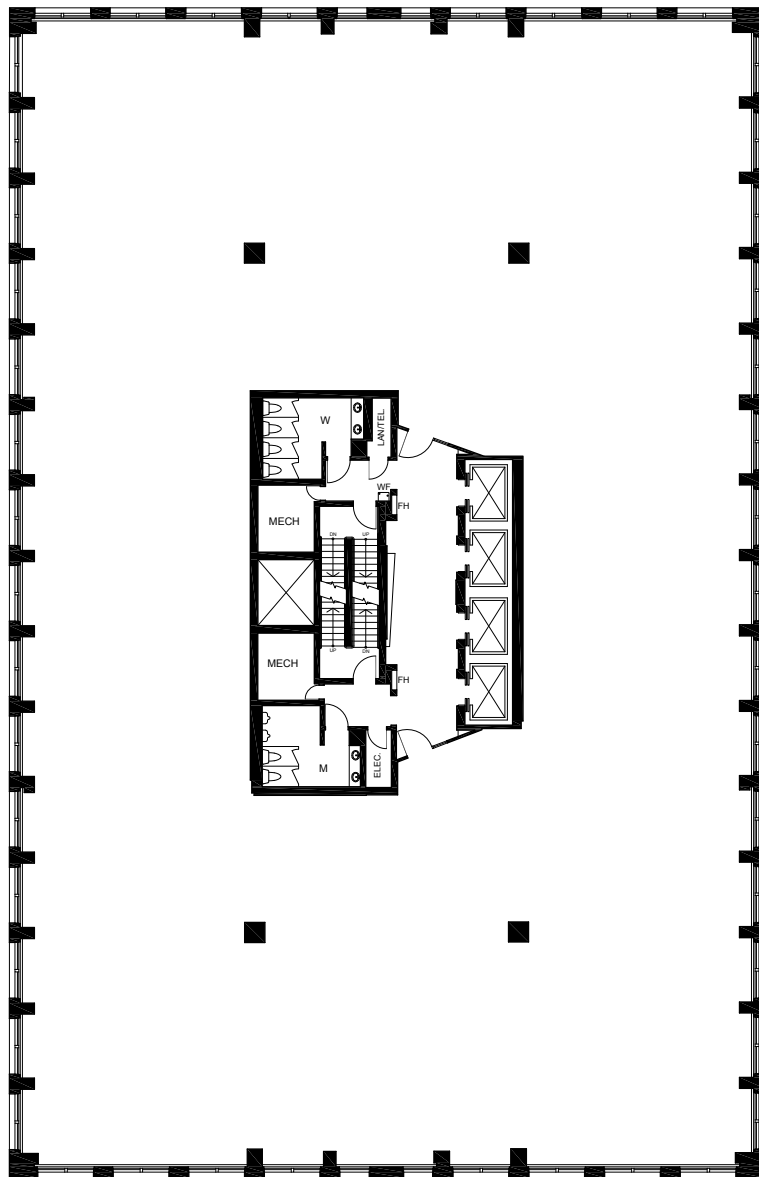
5,068 sq. ft.



Highly adaptable open layout for office or retail use

2nd Floor

2,000 - 14,263 sq. ft.



North ▲

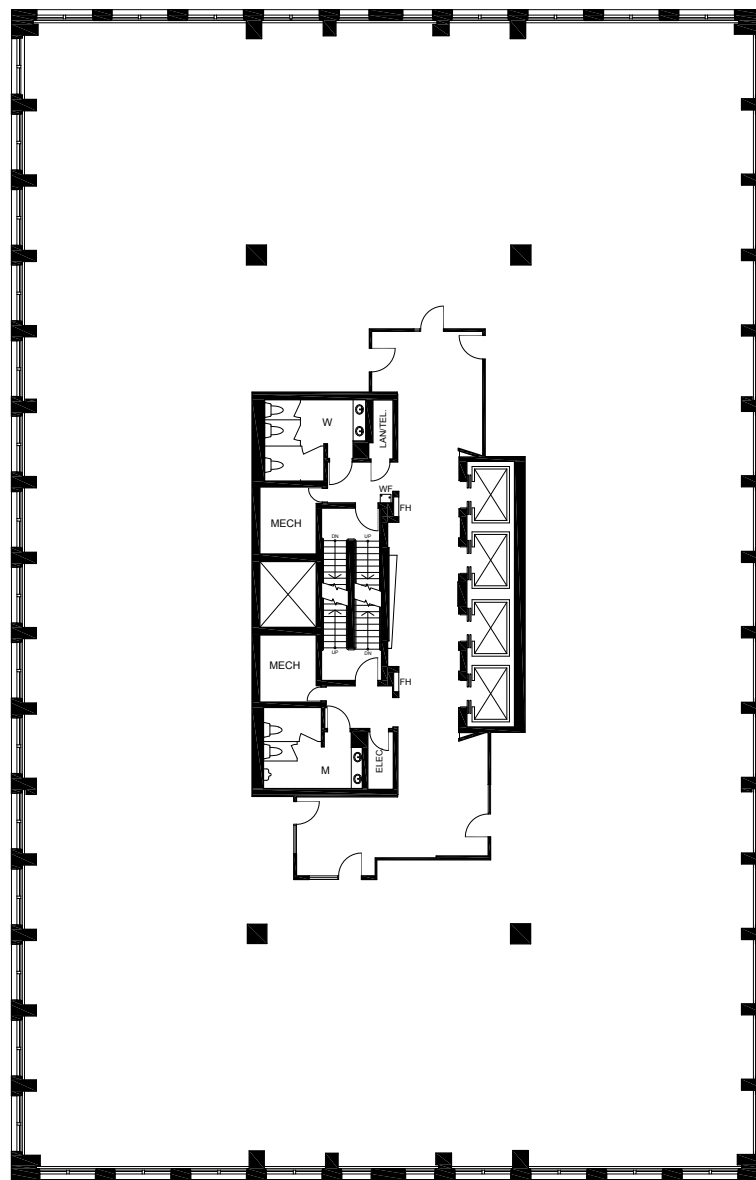
*Flexible open concept layout
suited to any office user*





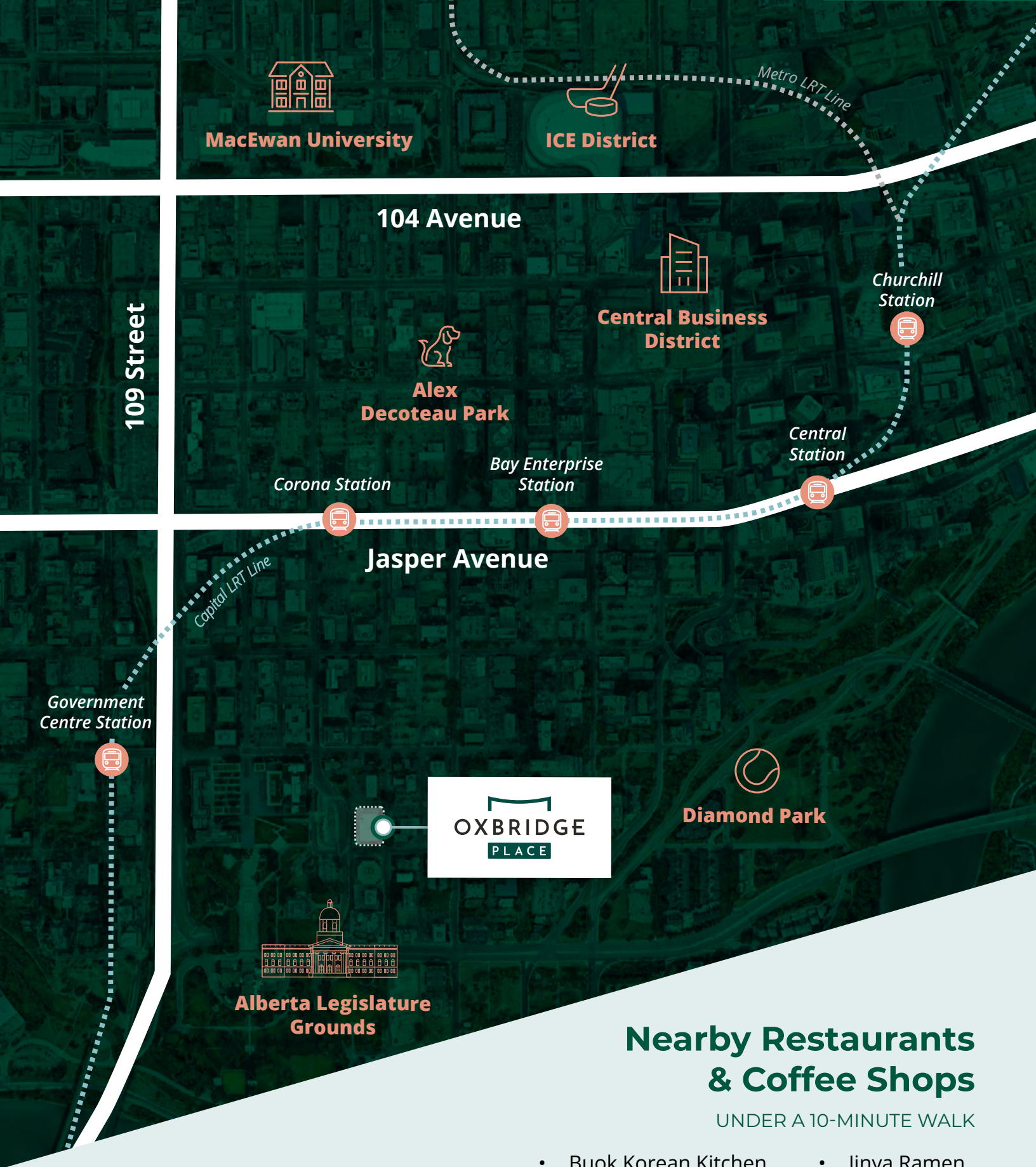
3rd Floor

2,000 - 14,250 sq. ft.



North ▲

Flexible open concept layout suited to any office user




MacEwan University


ICE District

Metro LRT Line

109 Street

104 Avenue


**Alex
Decoteau Park**


**Central Business
District**

**Churchill
Station**


Corona Station


**Bay Enterprise
Station**


**Central
Station**


Jasper Avenue

Capital LRT Line

**Government
Centre Station**



**OXBRIDGE
PLACE**


Diamond Park


**Alberta Legislature
Grounds**

Nearby Restaurants & Coffee Shops

UNDER A 10-MINUTE WALK

- Buok Korean Kitchen
- Butternut Tree
- El Furniture Warehouse
- Fu's Repair Shop
- District Cafe & Bakery
- Jinya Ramen
- Starbucks
- The Common
- The Marc
- Viphalay

The Property is less than a 10-minute walk to Government Centre Station, a stop along the Capital LRT Line which has north and southbound connections throughout the city.



Contact Us

Angela Wu-Kemp

Director, Leasing

Direct: 587 412 5580

Cell: 587 930 7814

Email: Angela.WuKemp@gwlra.com

GWL Realty Advisors, Edmonton

10065 Jasper Avenue, Suite 800

Edmonton, AB T5J 3B1

Phone: 780 944 1222

Fax: 780 428 4047

gwlra.com

