



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**RENT REDUCTION**

**\$10.00 PER SF**

# FOR LEASE THE MANHATTAN BUILDING

10345 105 Street,  
Edmonton, AB

**3,282 SF**

**FULLY FIXTURED SPACE FOR LEASE**

## **PROPERTY HIGHLIGHTS**

- Contemporary, bright office/retail space located a short walk from the ICE District
- Directly south of Grant MacEwan University and major bus routes
- Ground level space with exterior building signage
- Hourly street parking in front of property
- The space has direct exposure and access to 105th street
- Quality office space at an affordable rate

### **Dustin Bateyko**

Partner  
780 702 4257  
dustin.bateyko@cwedm.com

### **CUSHMAN & WAKEFIELD Edmonton**

Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. May 6, 2024

# PROPERTY DETAILS

Municipal Address: Suite 104: 10345 105 Street

Lease Area: Suite 104: 3,282 SF (Main Floor)

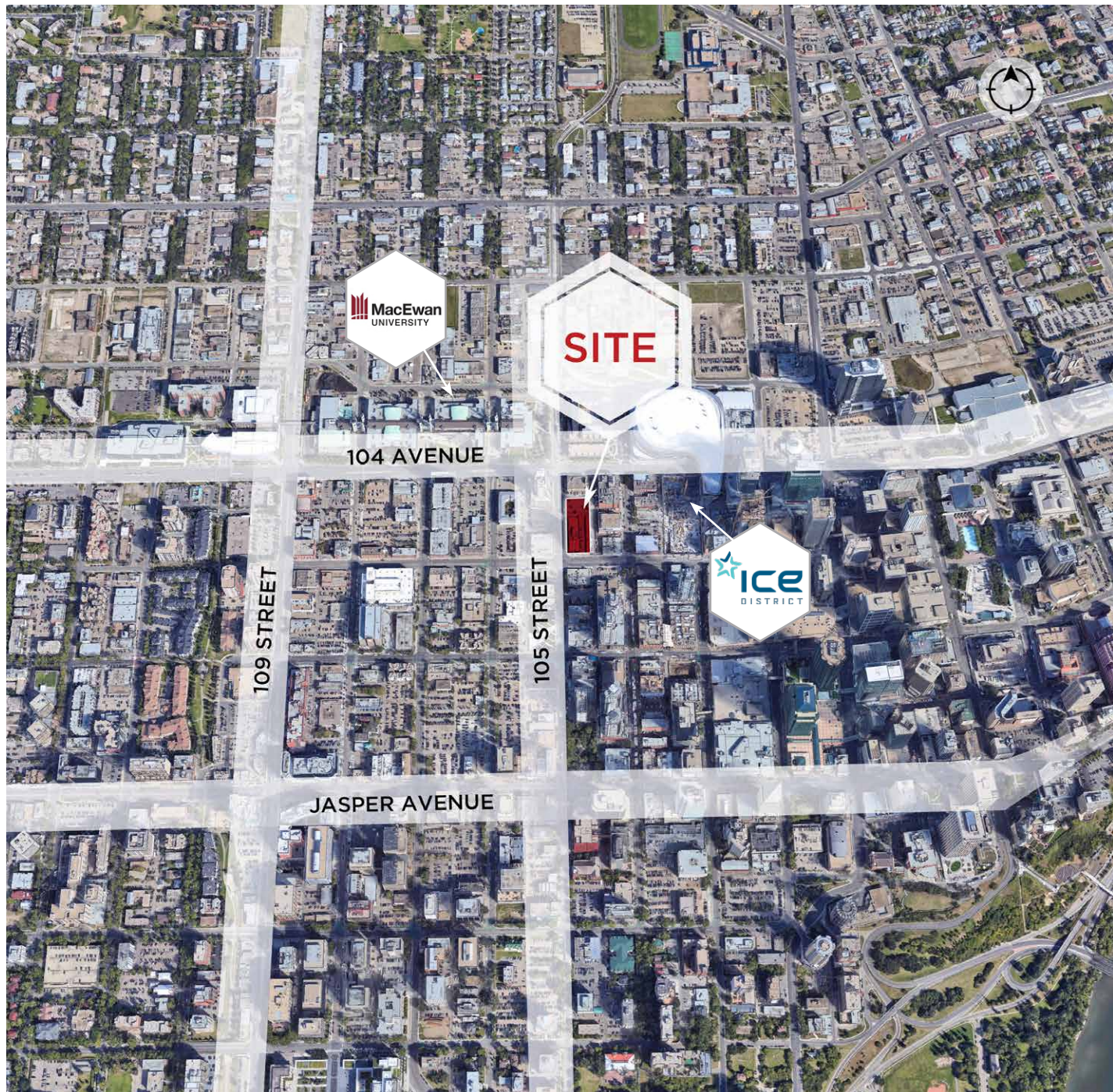
Lease Rate: \$10.00 per SF

Operating Costs: Suite 104: \$11.52 per SF

Parking: Suite 104: Four underground stalls at \$210 + GST per month

Signage: Available

## AERIAL



# PROPERTY PHOTOS



# FLOOR PLAN





**CUSHMAN &  
WAKEFIELD**

Edmonton

**Dustin Bateyko**

Partner

780 702 4257

[dustin.bateyko@cwedm.com](mailto:dustin.bateyko@cwedm.com)