OFFICE FOR LEASE

# Baker Centre

## 10025 – 106 Street
## Edmonton, AB

AVISON YOUNG

### Get more information


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## Offering summary

| | |
|---|---|
| Rental Rate: | Starting at $8.00 psf |
| Additional Rent: | $19.85 psf (2026) |
| Parking Ratio: | 1.6 stalls per 1,000 sf |
| Parking Rates: | $275/month above ground<br>$325/month underground |
| HVAC Hours: | 6:00 am – 6:00 pm \| Monday – Friday |

Extensive lobby and common area redevelopment completed.

Building signage and naming rights available.

Move in ready suites available.

Patio available for tenant use.

On site security 7:00 am – 5:00 pm, Monday – Friday.

An abundance of nearby amenities including Bar Oro Caffé & Roastery, The Marc, Coffee Bureau, Olly Fresco's, Cora, Lock Stock Coffee, Starbucks and more.

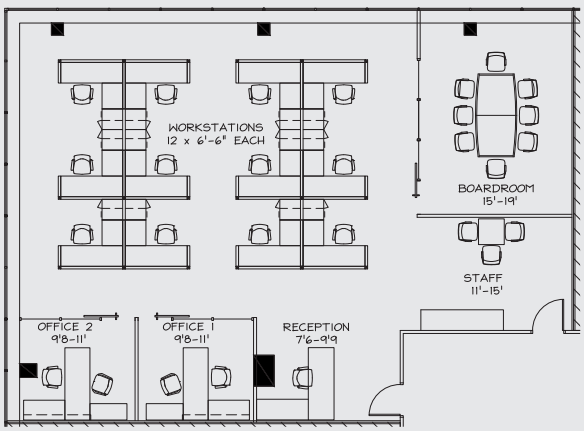
## Available suite details

| | |
|---|---|
| **Main Floor** | |
| Suite 10023 | 3,546 sf |
| Suite 101 | 1,315 sf |
| Suite 104 | 1,559 sf |
| **Under 3,000 sf** | |
| Suite 501 | 2,280 sf |
| Suite 601 | 2,172 sf |
| Suite 602 | 1,189 sf |
| Suite 704 | 1,525 sf |
| Suite 707 | 1,288 sf |
| Suite 708 | 678 sf |
| Suite 709 | 1,135 sf |
| Suite 801 | 2,371 sf |
| Suite 900 | 2,913 sf |
| Suite 1400 | 2,922 sf |
| **3,000 sf - 6,000 sf** | |
| Suite 505 | 3,089 sf<br>*(Contiguous with suite 501: 5,369 sf)* |
| Suite 600 | 3,317 sf<br>*(Contiguous with suite 601: 5,489 sf)* |
| Suite 701 | 5,055 sf<br>*(Contiguous with suites 704, 707, 708, 709: up to 9,618 sf)* |
| Suite 800 | 5,279 sf<br>*(Contiguous with suites 801 & 802: up to 10,772 sf)* |
| Suite 802 | 3,122 sf<br>*(Contiguous with suites 800 & 801: up to 10,772 sf)* |
| Suite 1005 | 4,211 sf |
| **Over 6,000 sf** | |
| Suite 400 | 7,858 sf |
| 7th Floor | 9,681sf |
| 8th Floor | 10,722 sf |
| 15th Floor | 10,655 sf |

## Showsuite 801 | 2,669 sf

**Click below to view showsuite 801 virtual tour**

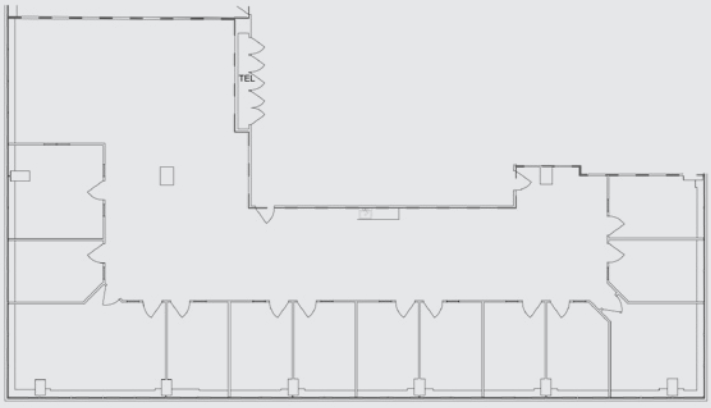
360 **VIRTUAL TOUR**




## Showsuite 800 | 5,923 sf

**Click below to view showsuite 800 virtual tour**

360 **VIRTUAL TOUR**

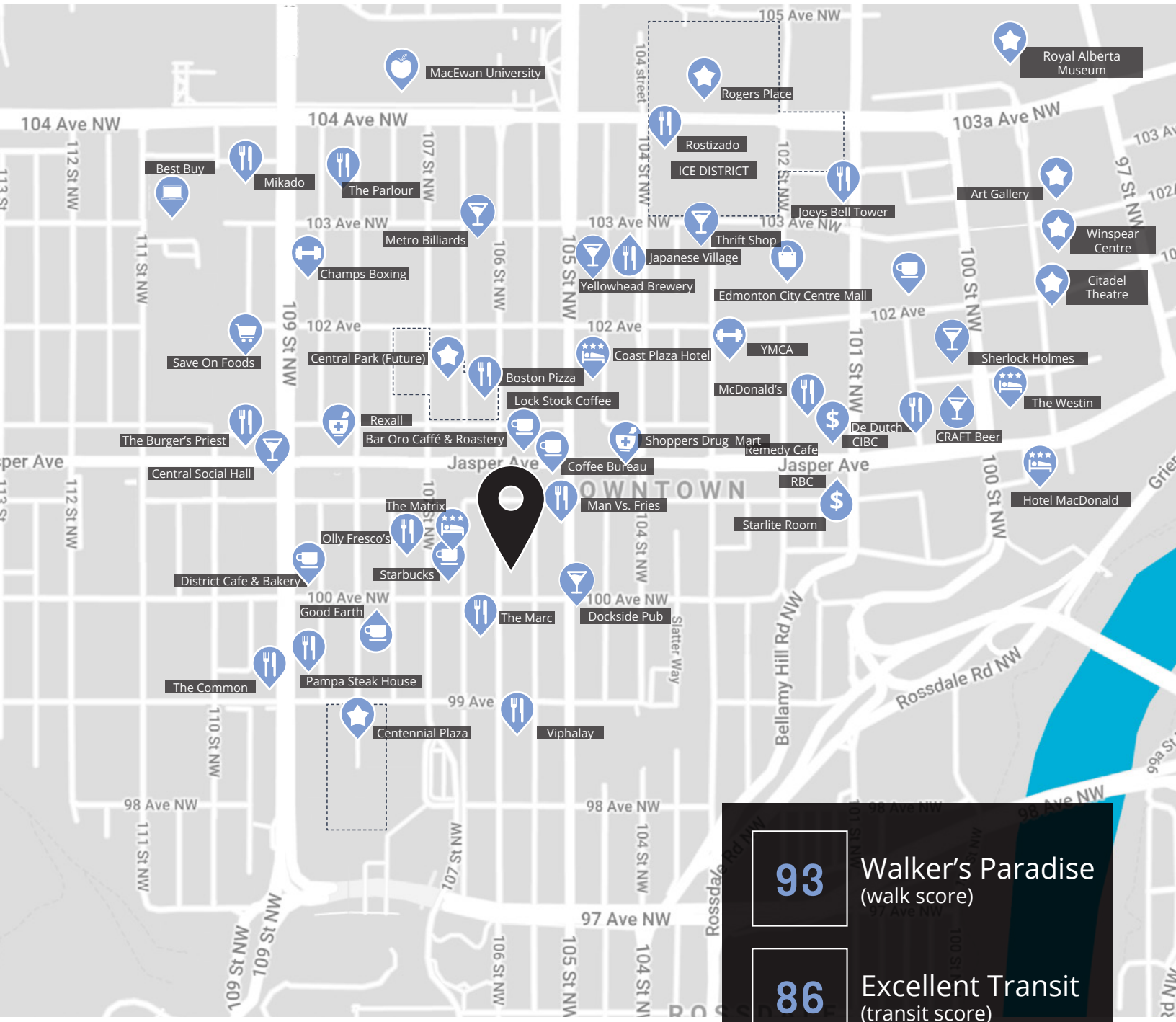



- **New carpet**
- **New paint**
- **New kitchen area**
- **Built out office space**

**One of the lowest lease rates for quality office space in downtown Edmonton**

# Baker Centre

10025 – 106 Street, Edmonton AB




| | |
|---|---|
| 93 | Walker's Paradise (walk score) |
| 86 | Excellent Transit (transit score) |
| 90 | Biker's Paradise (bike score) |

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