



108 STREET BUILDING

9942 - 108 Street NW, Edmonton, AB

GWL REALTY
ADVISORS

The Property

108 Street Building is a 11-storey, Class B Building located on Capital Boulevard in the Government District, just north of the Alberta Legislature Grounds in Downtown Edmonton (the "Property").

The Property is within close proximity to an abundance of retail and professional amenities along Jasper Avenue, and the Central Business District.

In addition, the Property is within walking distance to the Edmonton River Valley.

Vacancy Details

Municipal Address

9942 - 108 Street NW

Maximum Contiguous Space

Up to 51,113 sq. ft.

Current Vacancies

Suite 110: 2,615 sq. ft.

4th Floor: 2,000 - 10,927 sq. ft.

7th Floor: 2,000 - 15,260 sq. ft.

8th Floor: 2,000 - 8,699 sq. ft.

10th Floor: 2,000 - 15,258 sq. ft.

Underground Parking

1.22 stalls per 1,000 sq. ft.

Lease Rate

Please Inquire

Additional Rent

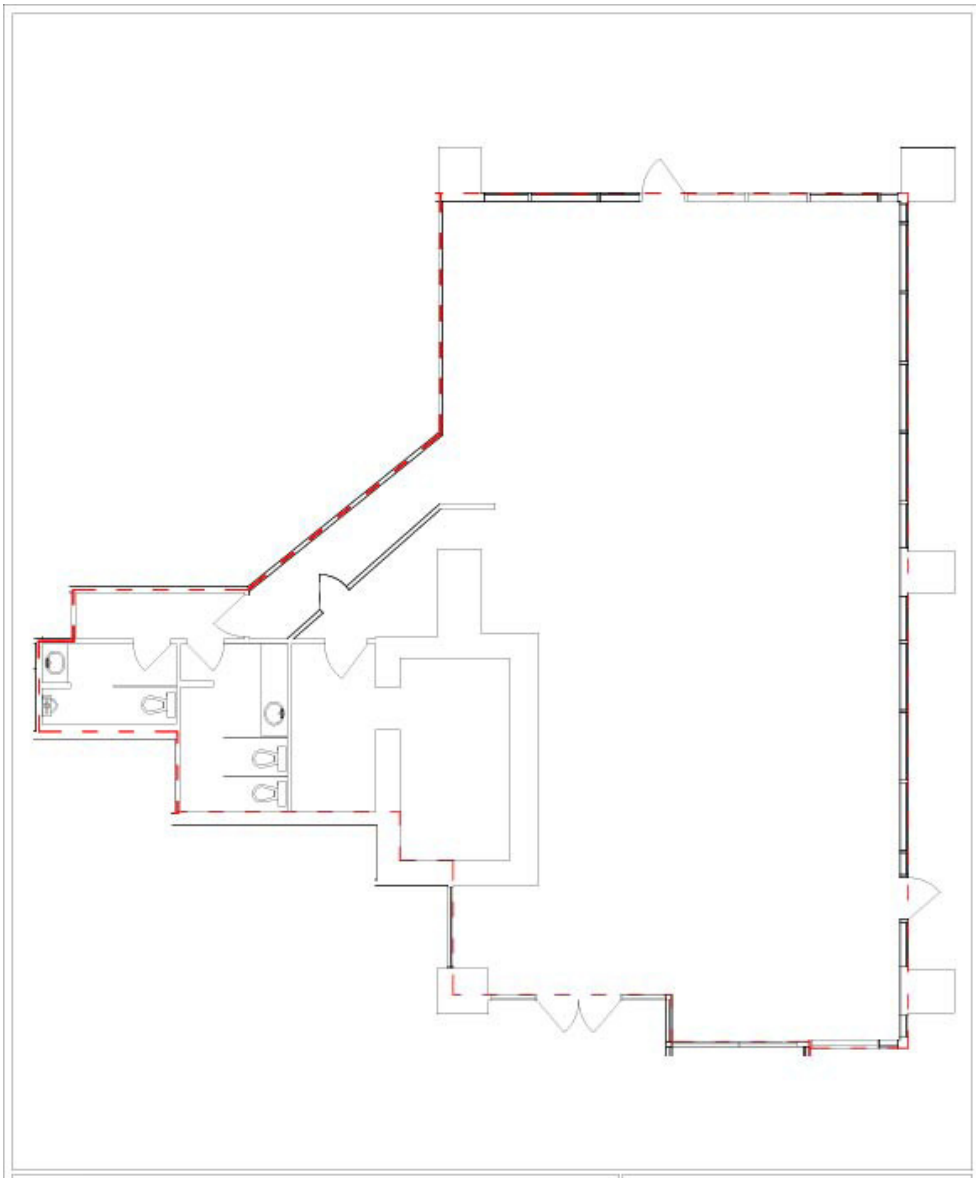
\$13.99/psf (2024 Estimate)

Located on the corner of 100 Avenue and 108 Street, within downtown Edmonton's Government District.



Unit 110

2,615 sq. ft.

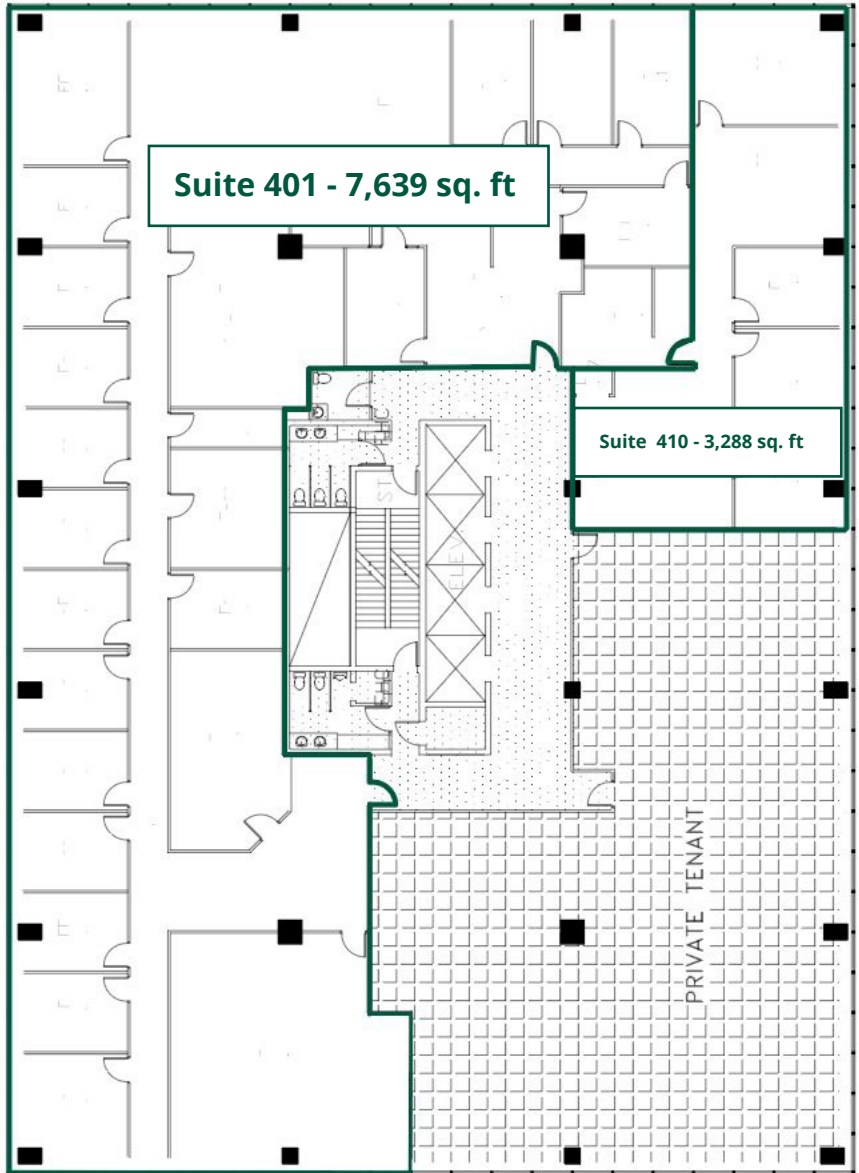


North ▲



4th Floor

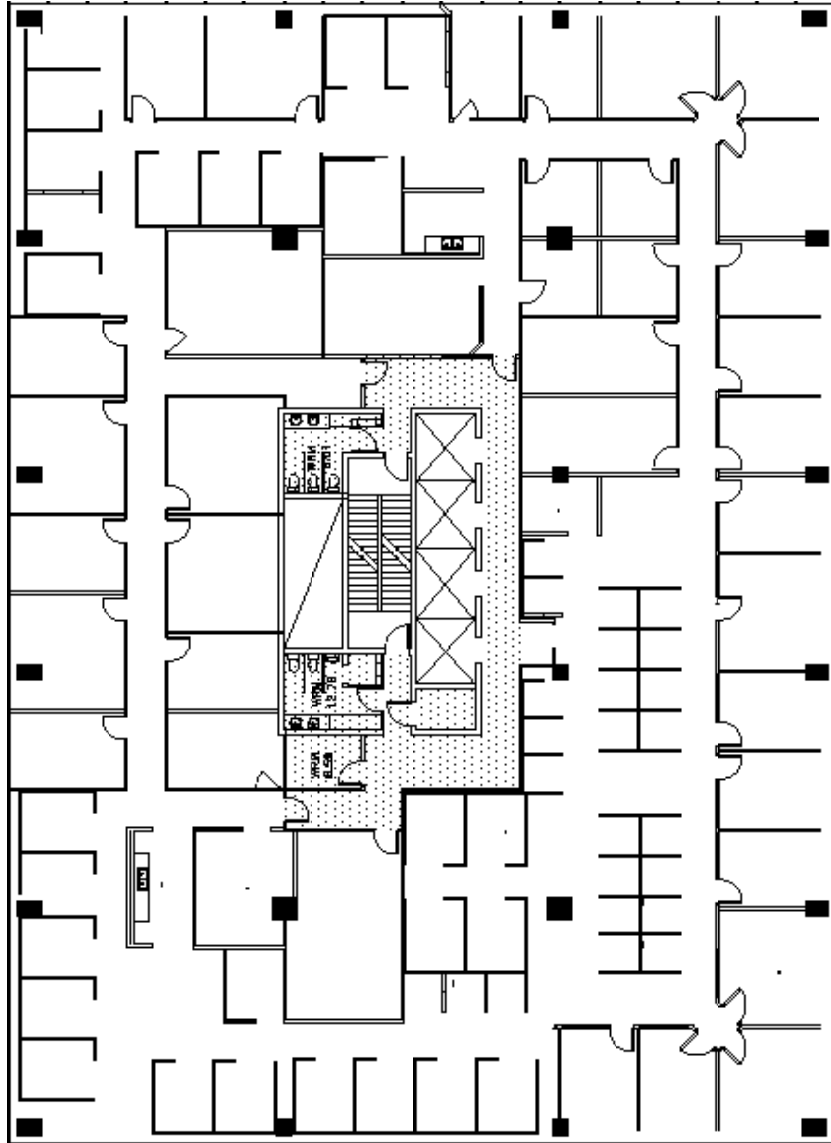
2,000 - 10,927 sq. ft.



North ▲

7th Floor

2,000 - 15,260 sq. ft.



North ▲

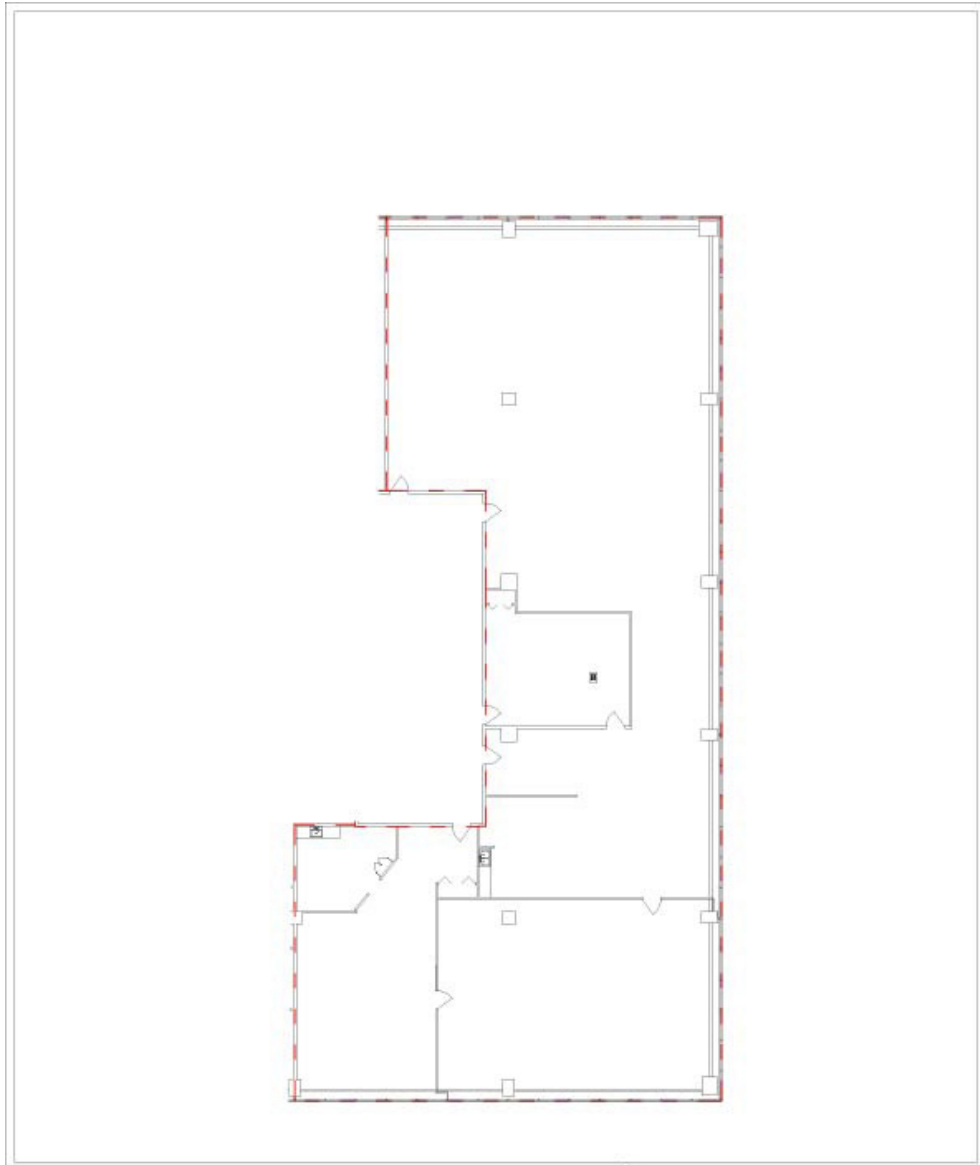


108th
STREET
BUILDING

9942

8th Floor

2,000 - 8,699 sq. ft.

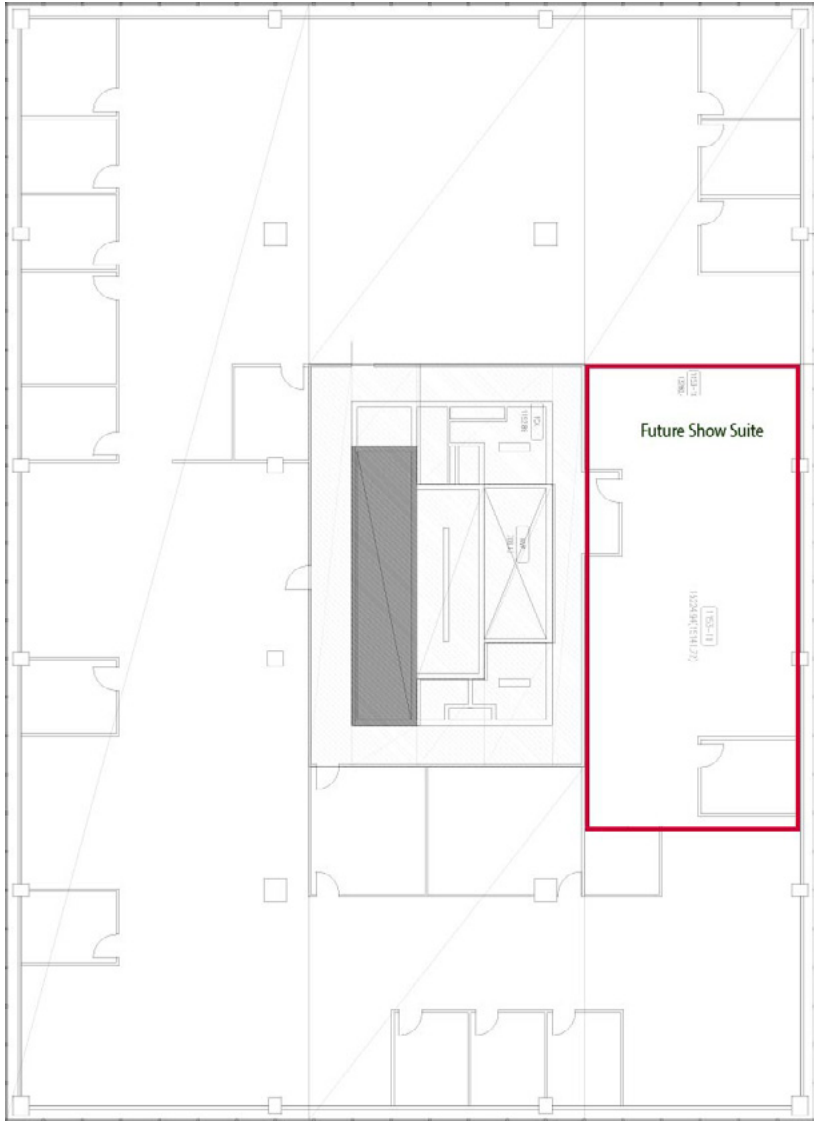


North ▲



10th Floor

2,000 - 15,258 sq. ft.



North ▲




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

108 Street Building

Government Centre Station


Diamond Park


Alberta Legislature Grounds

Nearby Restaurants & Coffee Shops

UNDER A 5-MINUTE WALK

The Property is within a five minute walk to Corona Station, a stop along the Capital LRT Line which has north and southbound connections throughout the city.

- Bistro 99
- Buok Korean Kitchen
- El Furniture Warehouse
- Fu's Repair Shop
- District Cafe & Bakery
- Starbucks
- Shoyu Sushi
- The Common
- The Marc
- Viphalay



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

