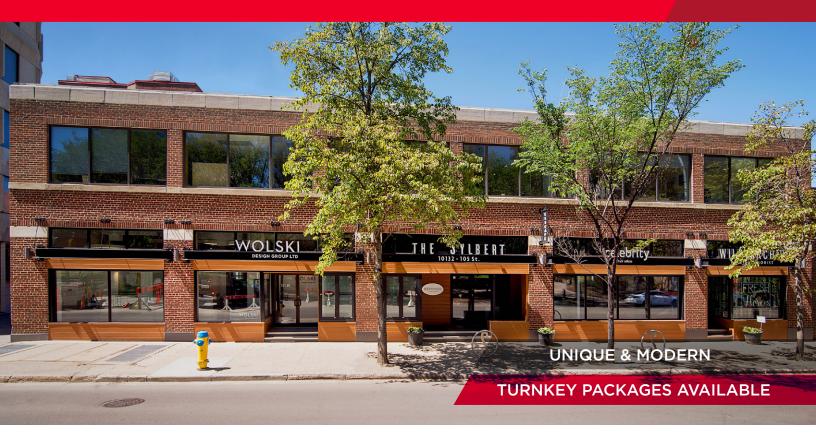


# FOR LEASE **Sylbert Place** 10130-10132 105 Street, Edmonton, AB



## Main Floor Retail & Second Floor **Office Space for Lease**

#### **Property Highlights**

- Central location with proximity to the Financial Core, . Government District and Ice District.
- Beautiful building design with recently completed exterior improvements
- Great Exposure with Signage Opportunities
- Turnkey Packages Available



#### Click to view virtual tour Sylbert 2

#### Ideal Uses for Main Floor:



**Nicholas Hrebien** Associate 780 917 8345 nicholas.hrebien@cwedm.com **CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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# CUSHMAN & WAKEFIELD Edmonton

# FOR LEASE **Sylbert Place** 10130-10132 105 Street, Edmonton, AB

## **Property Details**

Municipal Address:	10130 & 10132 105 Street, Edmonton, AB	
Legal Description:	Lot 192 & 191, Block 5, Plan B2	
Zoning:	Urban Warehouse (UW)	
Parking Area:	1 Stall per 1,000 SF	
10170 105 01		

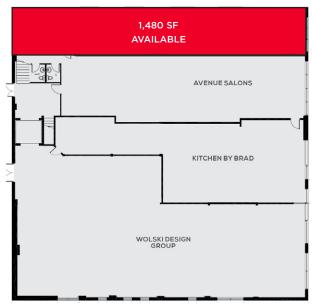
#### 10130 105 Street

Available:	1,480 SF
Asking Rate:	\$22.00 per SF
Operating Costs:	\$12.89 per SF
Parking:	1 surface stall
Signage:	Fascia

#### 10132 105 Street

Available:	Unit 202 - 1,567 SF Unit 204 - 812 SF
Asking Rate:	\$12.00 - \$14.00 per SF
Operating Costs:	\$12.89 per SF
Parking:	\$145 per month (surface stall)

## Main Floor Plan



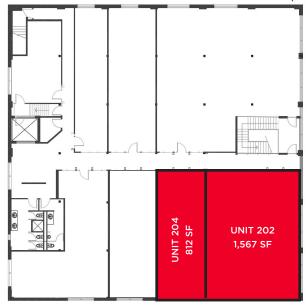
Nicholas Hrebien Associate 780 917 8345 nicholas.hrebien@cwedm.com

Urban Warehouse (UW) 1 Stall per 1,000 SF

## **Property Photos**



#### Second Floor Plan



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FOR LEASE **Sylbert Place** 10130-10132 105 Street, Edmonton, AB

Aerial



#### **Demographics**

A4A4A4	POPULATION		
	1km	3km	5km
พษพษพ	20,221	106,857	213,894

HOUSEHOLDS			
1km	3km	5km	
12,597	60,216	108,941	

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7,700 on 105 Street

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