

**AVISON  
YOUNG**

**Beljan**

**Historic Office Space for Lease**

Dominion Hotel  
10324 82 Avenue  
Edmonton, AB

**High Profile  
Landmark Location  
on Whyte Avenue.**

- 6,000 s over 2 floors
- Outstanding opprotunities for Retail, Restaurant & Office users
- Located in the heart of Old Strathcona
- Close Proximity to multiple amenities
- Easy access to downtown
- Excellent opprotunity to be a part of reimagining one of Old Strathcona's landmark locations



Daytime population  
**169,196**



Vehicles per day  
**25,800**



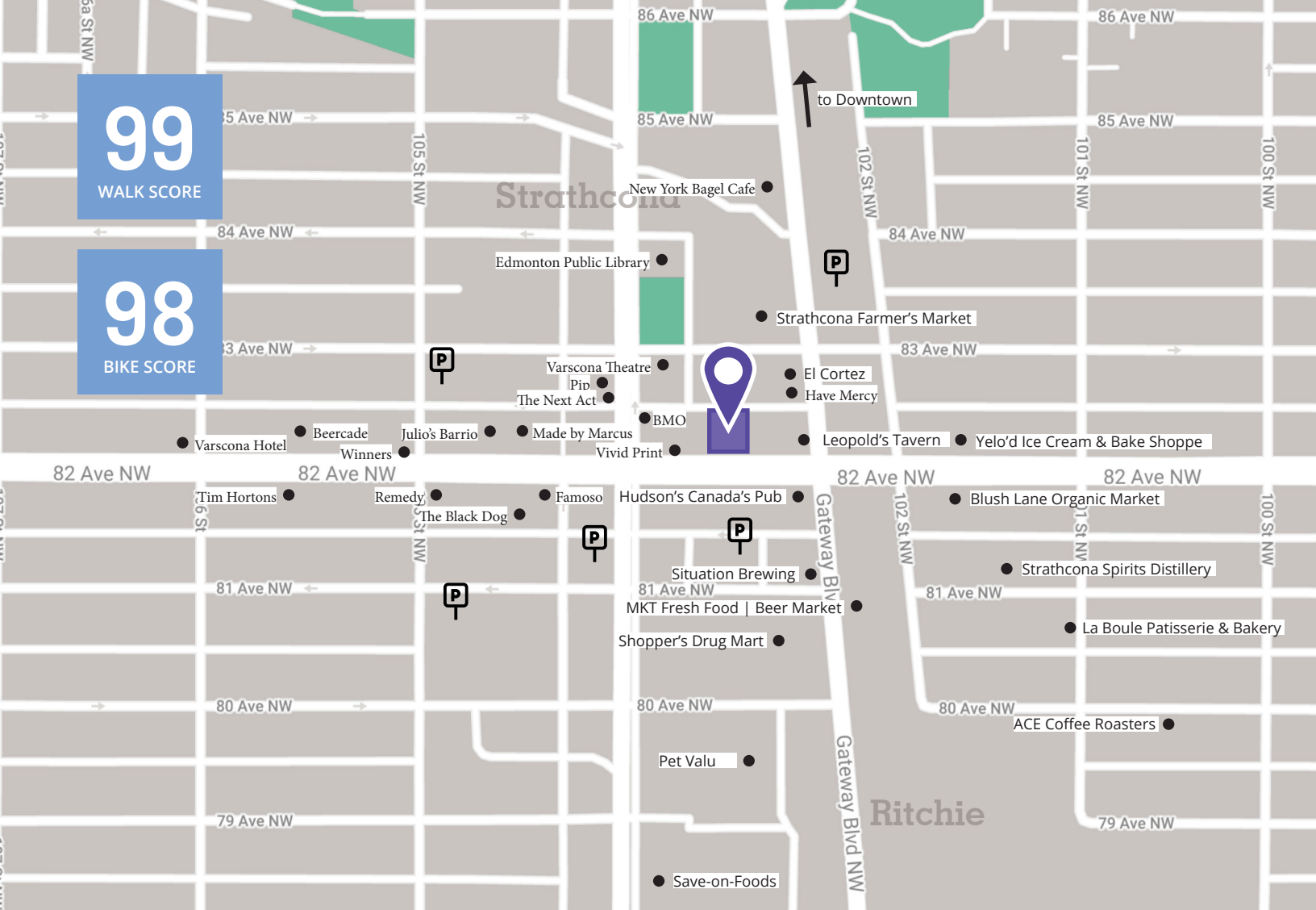
Public transit commuters  
**4,850+** (daily to 82 Ave)



**Get more  
information**

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# DOMINION ON WHYTE

A 15,500 sf, four-story, mixed-use building located in a historic part of Old Strathcona. Originally built in 1903 by Robert McKernan, the building was celebrated for contributing to an air of prosperity along Whyte Avenue. Beljan Development's redevelopment positions the building for retailers, restaurants and office users to take advantage of the shopping district, in a building rich in history with modern building conveniences.

## Old Strathcona

The Dominion Hotel Building is in the heart of Old Strathcona, the funky and historic arts and shopping district that is a staple for residents and visitors to Edmonton alike. The historic buildings, modern developments and youthful population create a spirit that makes this area like nowhere else in Edmonton. The district is one of the Top 5 "Coolest Neighborhoods In Canada" (2017), with the numerous festivals, events, and activities year round that draw people to the iconic area.

Interested in what's new in Old Strathcona? View our Q1 Edmonton Office Market Report

[View the developments in Old Strathcona](#)

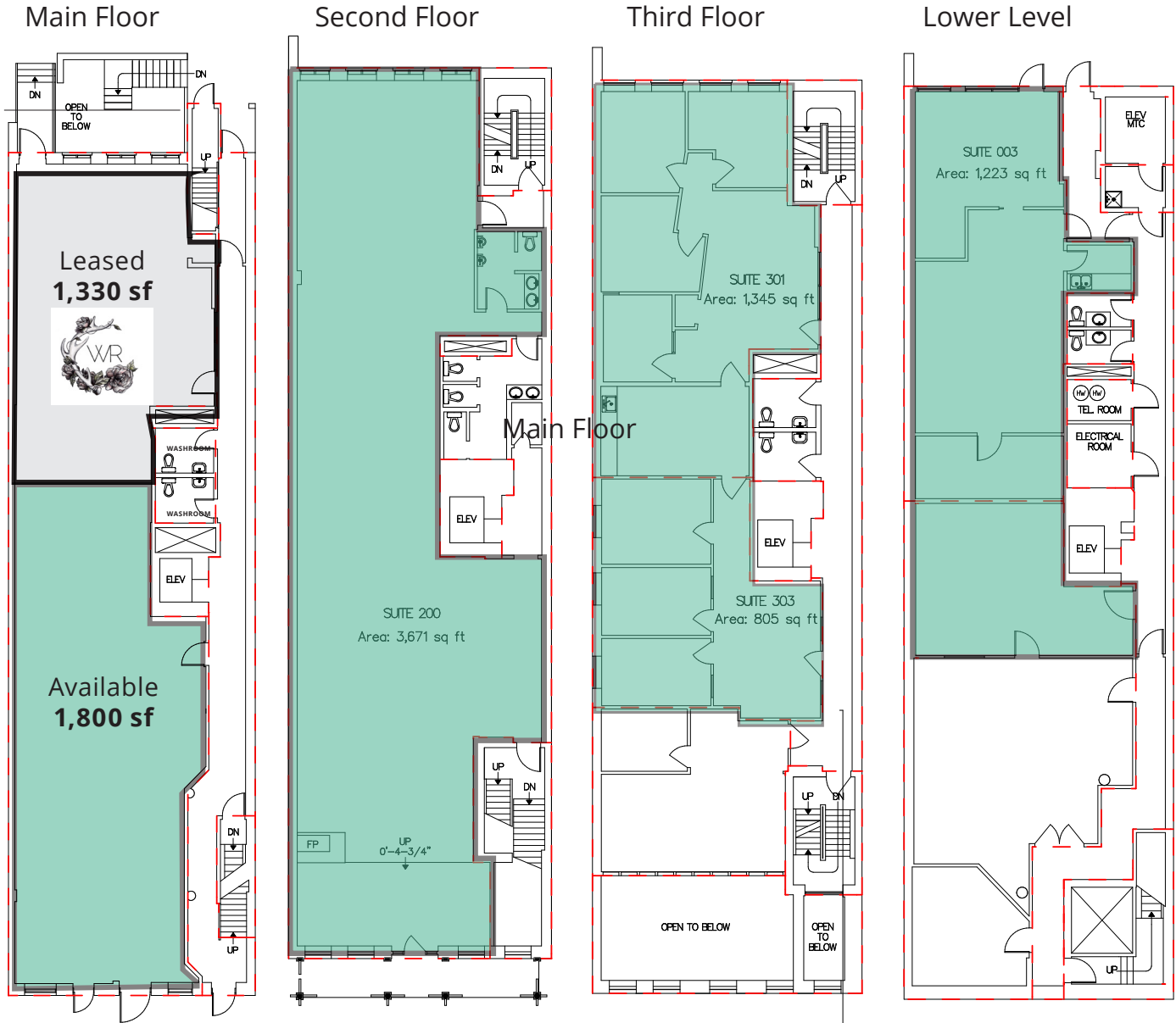
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**For Lease**

10324 82 Avenue,  
Edmonton, AB

# Floor Plans | Demising options from 1,000 sf



## Offering Summary

<b>Area Available:</b>	
Main Floor:	1,880 SF
Second Floor	3,671 SF
Third Floor:	2,150 SF - Full floor office use
Lower Level:	1,223 SF
Net Rent:	2nd & 3rd floor starting at \$16.00 Main floor : Market
Operating Costs:	\$12.69 PSF (2022)

## Highlights

- Beautiful historic building with lots of preserved character and updated building systems
- Flexible space for a wide range of unique users
- Potential for multi-floor retail

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