

# AVISON YOUNG

## For Lease The Dorchester

10357 109 Street, Edmonton, AB

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## Prominent historic office building in downtown Edmonton

- Join the professional tenant mix in this outstanding, well maintained historic building
- Terrific exposure to 109 Street and 104 Avenue
- Quick access to public transit and LRT nearby
- Above ground indoor heated and surface parking available
- Newly renovated common areas and washrooms

**Get more  
information**

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[avisonyoung.com](http://avisonyoung.com)



# For Lease

## Unique brick and beam features

### The Dorchester

10357 109 Street, Edmonton, AB

Leasing office space in The Dorchester in downtown Edmonton offers a unique and inspiring work environment that is sure to captivate professionals seeking a blend of style and functionality. This historic building showcases stunning architectural features like exposed brick walls, open beams and modern lighting, providing a charming and distinctive atmosphere. The location itself is advantageous, as it is nestled in a vibrant part of downtown with an array of nearby amenities such as cafes, restaurants, and shops. With its blend of historical charm and contemporary amenities, The Dorchester is an ideal choice for those looking for an office space that is both visually appealing and conveniently located.

### Offering Summary

Area Available:	Suite 160: 1,242 sf Suite 110: 2,200 sf Suite 205: 1,033 sf Suite 210: 4,357 sf Suite 240: 3,926 sf Suite 310: 3,001 sf (Available Nov 1, 2024) Suite 320: 2,467 sf Suite 400: 4,787 sf	<b>Contiguous 8,283 sf</b>
Base Rent:	\$14.00 - \$16.00 psf 4th: \$16.00 - \$18.00 psf	
Additional Rent:	\$16.45 psf	
T.I. Allowance:	Negotiable	
Parking:	1.42/1,000 sf surface & heated above ground at market rates	
Zoning:	UW (Urban Warehouse)	

### Suite Descriptions:

- 160:** Built out with three offices, reception, large open work area and kitchenette.
- 110:** Built out with three offices, reception, boardroom, open work area and kitchenette.
- 205:** Built out kitchenette, storage room and open work area.
- 210:** Built out with two offices, boardroom, storage room, open work area, kitchenette and in-suite washroom/shower.
- 240:** Raw space, with storage and kitchenette. Ready for tenant improvements.
- 310:** Built out kitchenette, offices, boardroom and open work area.
- 320:** Open work area with new paint and LED lighting.
- 400:** Corner unit with 14-foot ceilings, open work area with new paint and LED lighting.





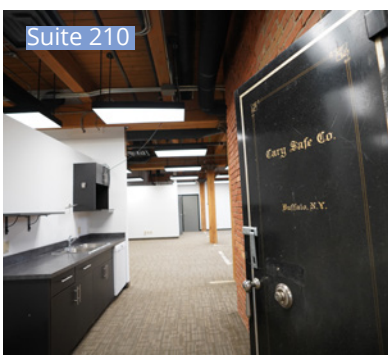
Suite 210



Suite 320



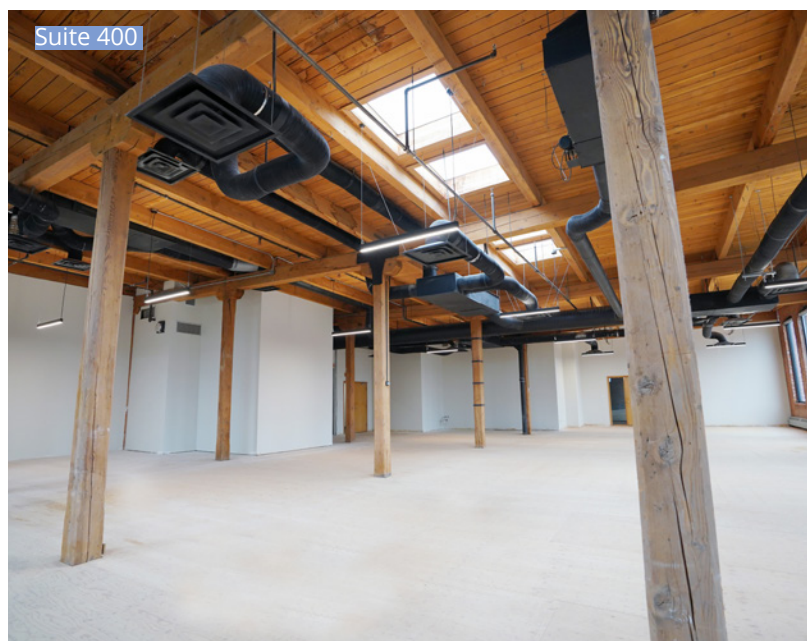
Suite 210



Suite 210



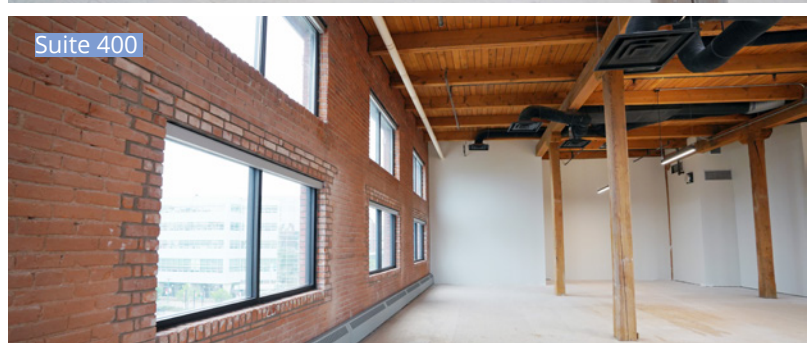
Suite 400



Existing Tenant Space



Suite 400



Suite 160



Suite 160





**For Lease**

The Dorchester  
10357 109 Street, Edmonton, AB



### Property highlights

- On site professional management and ownership since 1988
- Excellent high efficiency HVAC and Controls system
- New high speed elevator
- Security cameras and automated locks
- Area amenities include:  
Best Buy, ParLOUR, Tim Horton's, Mikado,  
Canadian Brewhouse, Rogers Place

Visit our website for more information on  
the history of The Dorchester.

[CLICK TO VIEW ONLINE](#)



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