

Plaza 82

High quality office space with
unmatched parking ratio & rates

10508 82 Avenue NW
Edmonton, AB

Availability: 3rd floor 11,164 SF | 4th floor units 1,962 SF to 2,566 SF



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Secure Building Lobby

The Opportunity

Premium Office Space in the Heart of Whyte Avenue

Discover Plaza 82, where high-quality, built-out office spaces meet unparalleled convenience. Enjoy an unmatched parking ratio of 3.6 stalls per 1,000 SF leased, secure bicycle parking, and proximity to all the amenities of Whyte Avenue.

The entire third floor, spanning up to 11,164 SF, is available immediately for lease. This space offers a versatile mix of open work areas, private offices, meeting rooms, and boardrooms, along with a welcoming reception area with direct elevator access. Additionally, it features a fully equipped kitchen with an outdoor patio overlooking Whyte Avenue.

The top floor (4th) is also available for lease, with flexible demising options ranging from **1,962 SF** to **2,566 SF**, ideal for office-intensive needs.

Building Details & Highlights

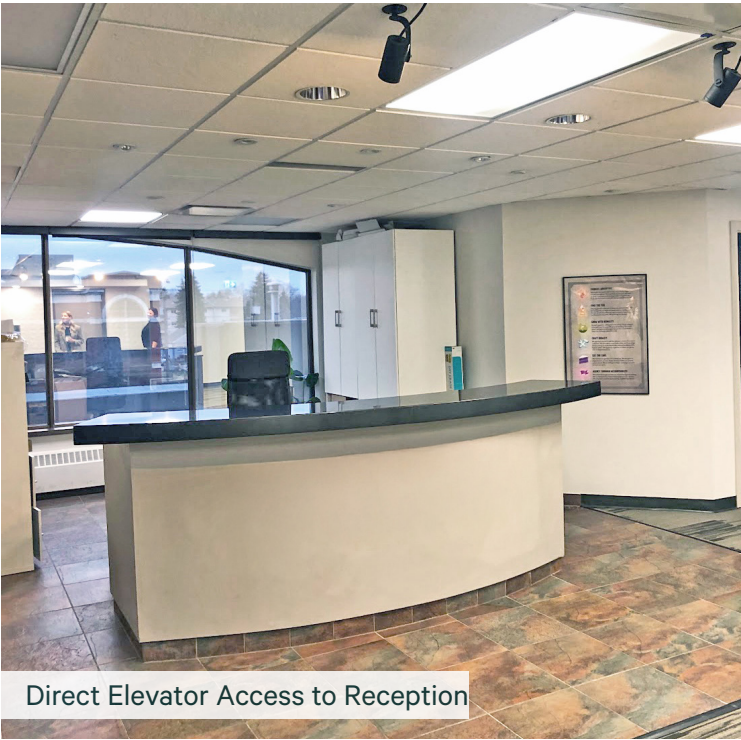
-  Professionally owned & managed
-  Secure, heated underground parking. Bike friendly building.
-  Convenient location accessible via public transport, 5 min drive to the UofA, 10 min drive to Downtown, 8 min drive to Southgate
-  Minimum of 3.6 stalls/ 1,000 SF Underground @ \$110 / stall/month
-  Highly secure building with card access system, ample security cameras and nightly mobile patrol
-  Exterior building signage available
-  Walkable to all Whyte Avenue amenities
**see map on back*

Availability



3rd Floor	Full Floor - 11,164 SF
4th Floor	Option A - 3,659 SF - LEASED Option B - 1,962 SF* Option C - 2,077 SF* Option D - 2,566 SF* Total - 11,164 SF <i>*No gross up on square footage</i>





Direct Elevator Access to Reception

3rd
Floor



3rd Floor - Meeting Room

Leasing Details

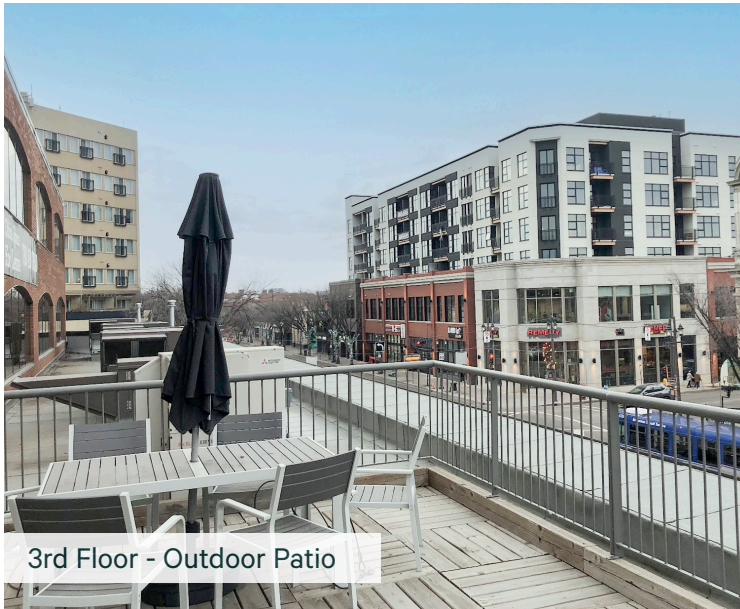
Floor	3rd
Size	11,164 SF
Lease Rates	\$16.00 / SF
Operating Costs	\$20.16 / SF (2025 Est.)
Layout	Entire floor available with elevator access directly into the unit. Mix of open area, offices, meeting rooms, large kitchen with an exclusive outdoor patio, as well as grand reception area.
Available	60 days notice

Highlights

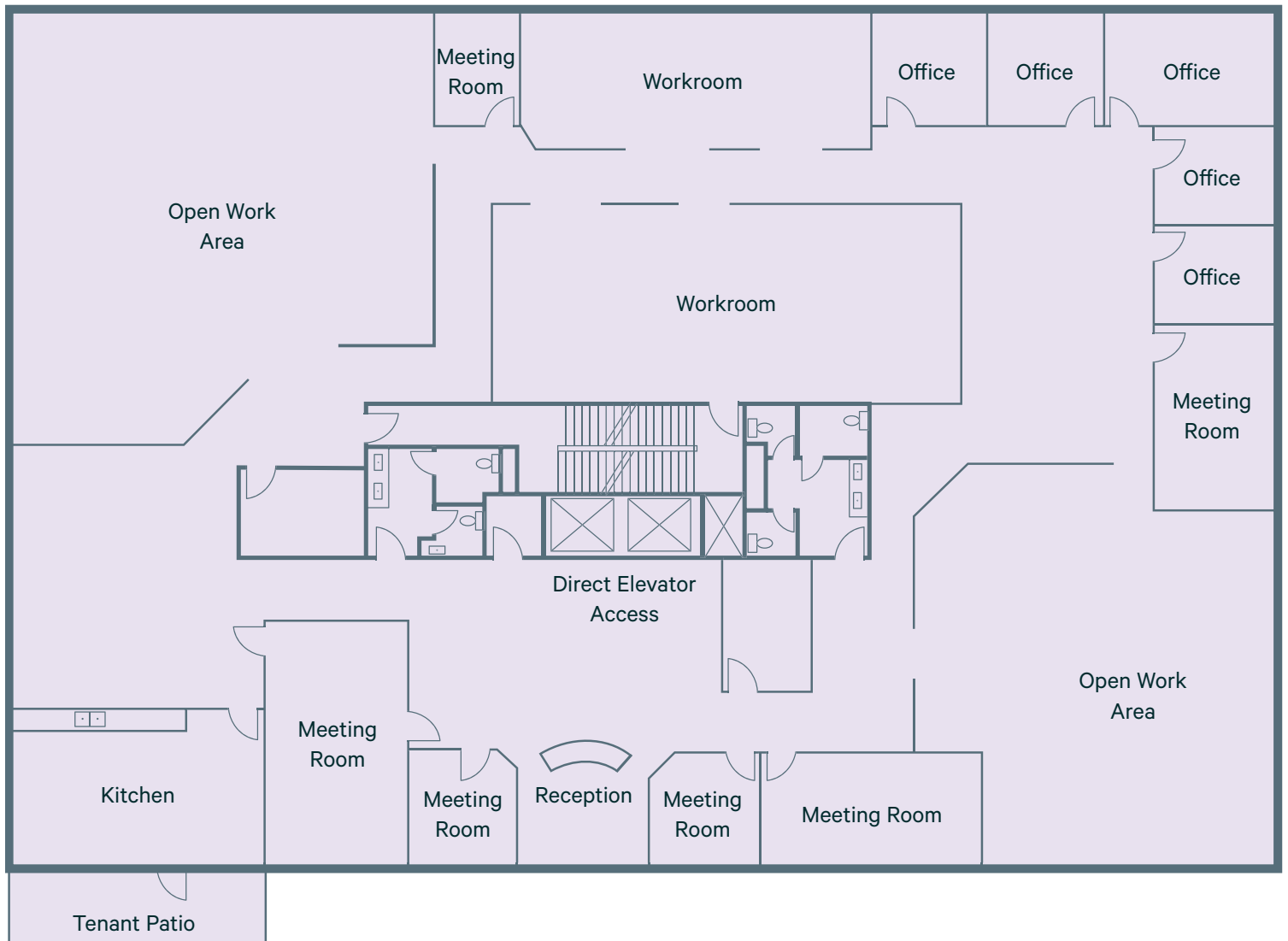
- + Recent improvements
- + Large kitchen
- + Outdoor rooftop patio
- + Secure underground parking



3rd Floor - Open Work Area



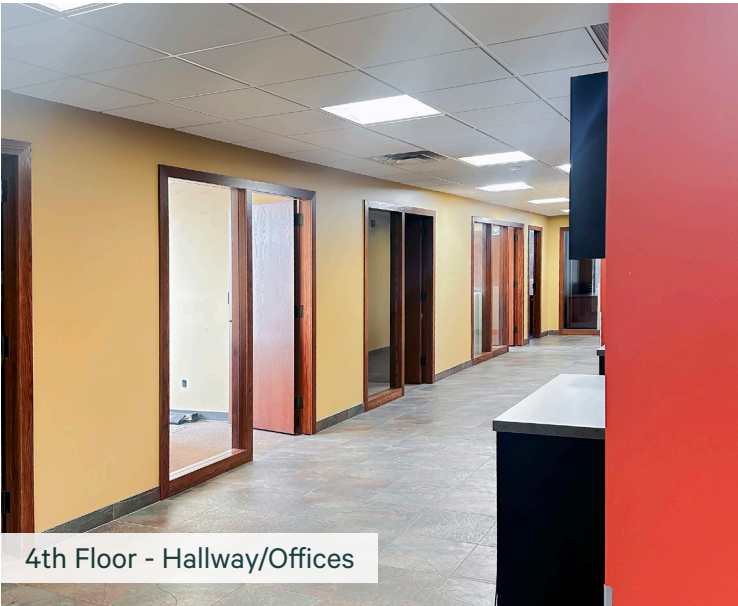
3rd Floor Plan



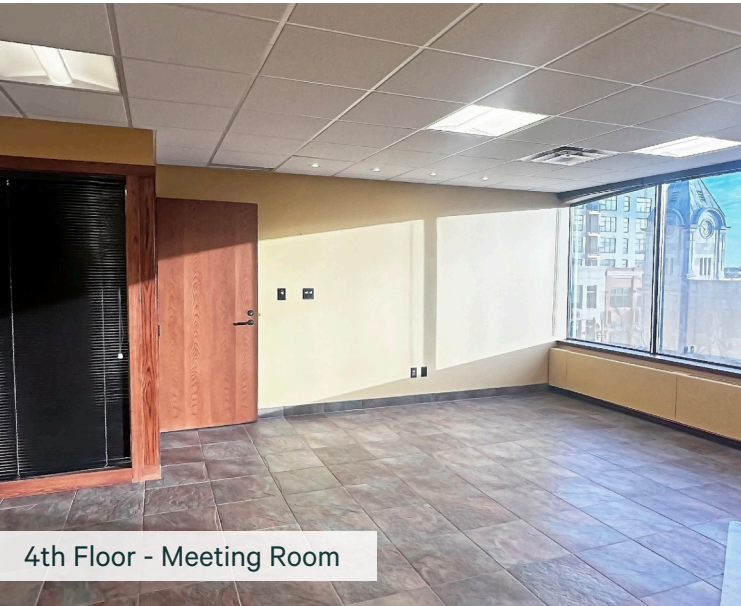


4th Floor - View of Whyte Ave

4th Floor



4th Floor - Hallway/Offices



4th Floor - Meeting Room

Leasing Details

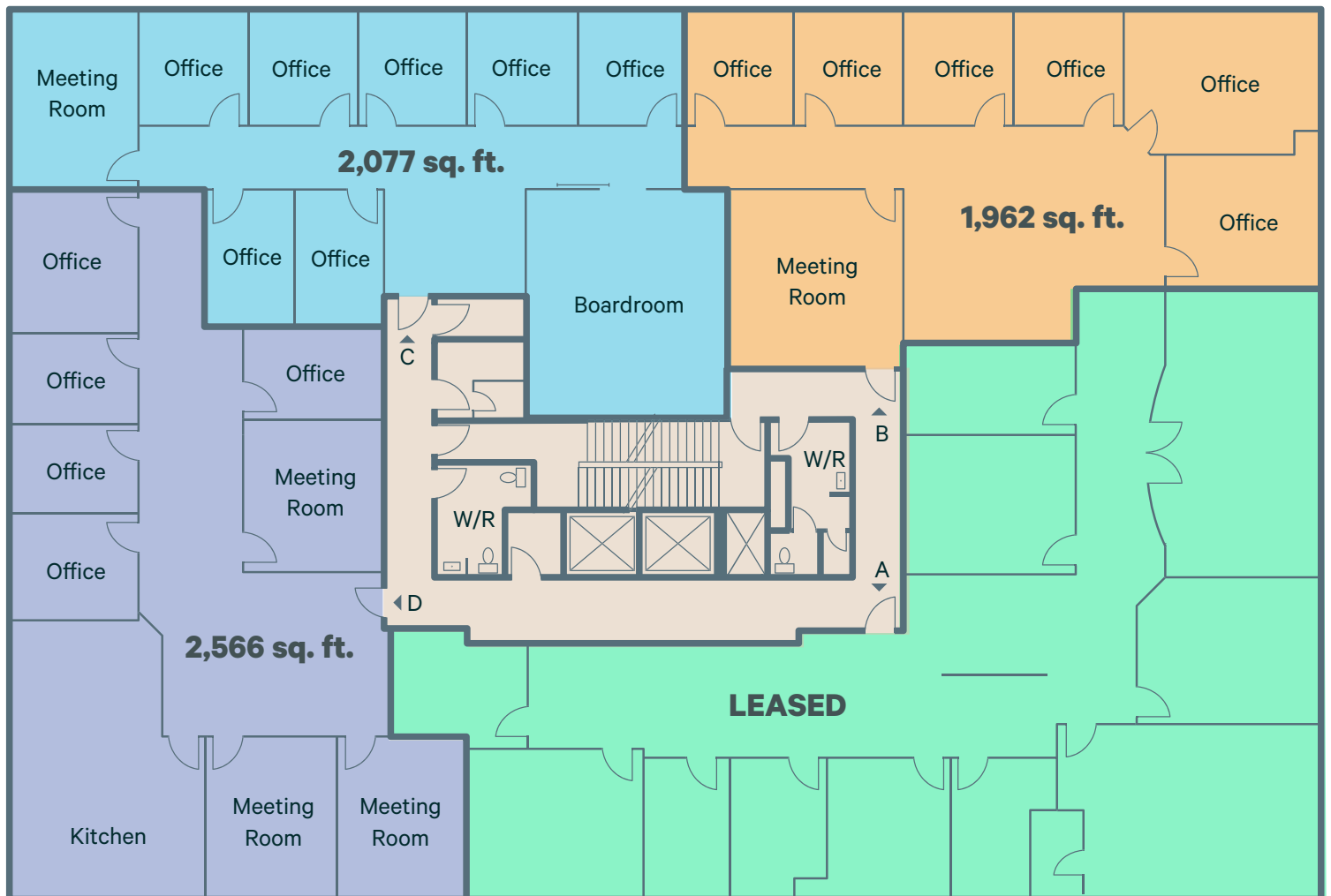
Floor	4th
Size Options	<i>Option A - 3,659 SF - LEASED</i> <i>Option B - 1,962 SF*</i> <i>Option C - 2,077 SF*</i> <i>Option D - 2,566 SF*</i> <i>*No gross up on square footage</i>
Lease Rates	\$16.00 / SF
Operating Costs	\$20.16 / SF (2025 Est.)
Description	Full floor with demising options. Build is primarily offices and meeting/boardrooms. Common area washrooms and elevator access.
Available	Immediate possession

Highlights

- + Several demising options
- + Improvements negotiable
- + Demised offices in place
- + Secure Underground Parking
- + Furniture can be included



4th Floor Plan - Size Options



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For Lease



Minimum of 40 Underground Parking Stalls On-Site

Secure, heated underground parking

Ample public surface parking

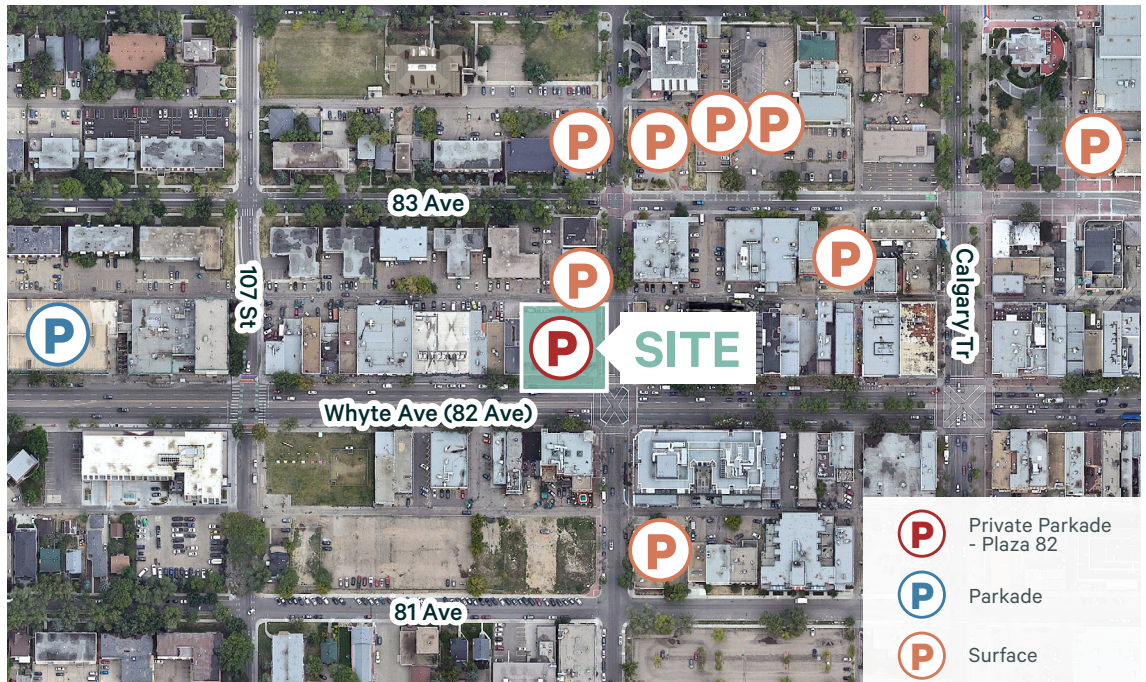
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