

Plaza 82

High quality office space |
Unmatched parking ratio & rates

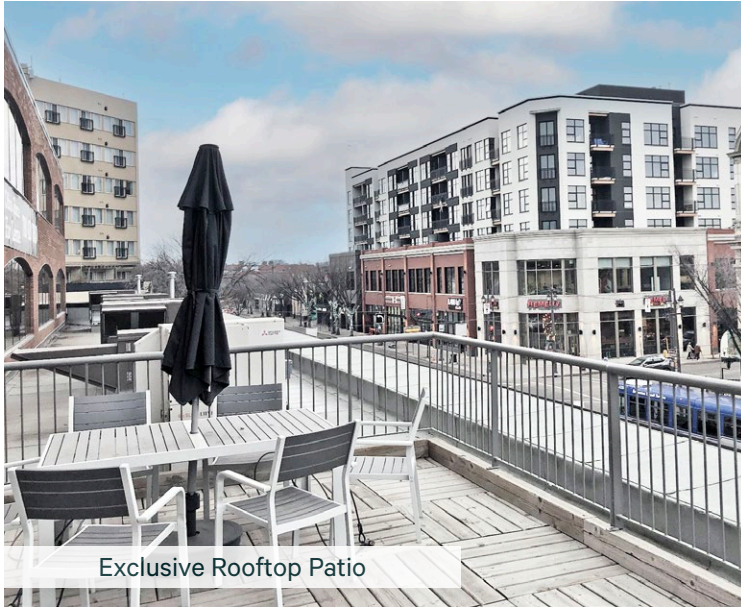
#300, 10508 82 Avenue NW
Edmonton, AB

Up to 11,164 sq. ft. available on the 3rd floor | Roof top patio overlooking Whyte Avenue



Plaza 82

#300, 10508 82 Avenue NW | Edmonton, AB



Exclusive Rooftop Patio



Secure Building Lobby



Direct Elevator Access to Reception



Kitchenette / Patio Area



Meeting Room



Open Work Area

Leasing Details

Availability	3rd Floor
Size	Up to 11,164 sq. ft.
Lease Rates	\$16.00 / sq. ft.
Operating Costs	\$19.00 / sq. ft. (2024 Est.)
Parking	Minimum 40 underground stalls @ \$110 / stall / month
Parking Ratio	Minimum of 3.6 stalls / 1,000 sq. ft.
Signage	Exterior building signage available

Highlights



Exclusive Roof Top Patio overlooking Whyte Avenue



Professionally owned & managed



Convenient location accessible via public transport, 5 min drive to the UofA, 10 min drive to Downtown, 8 min drive to Southgate



Secure, heated underground parking. Bike friendly building.

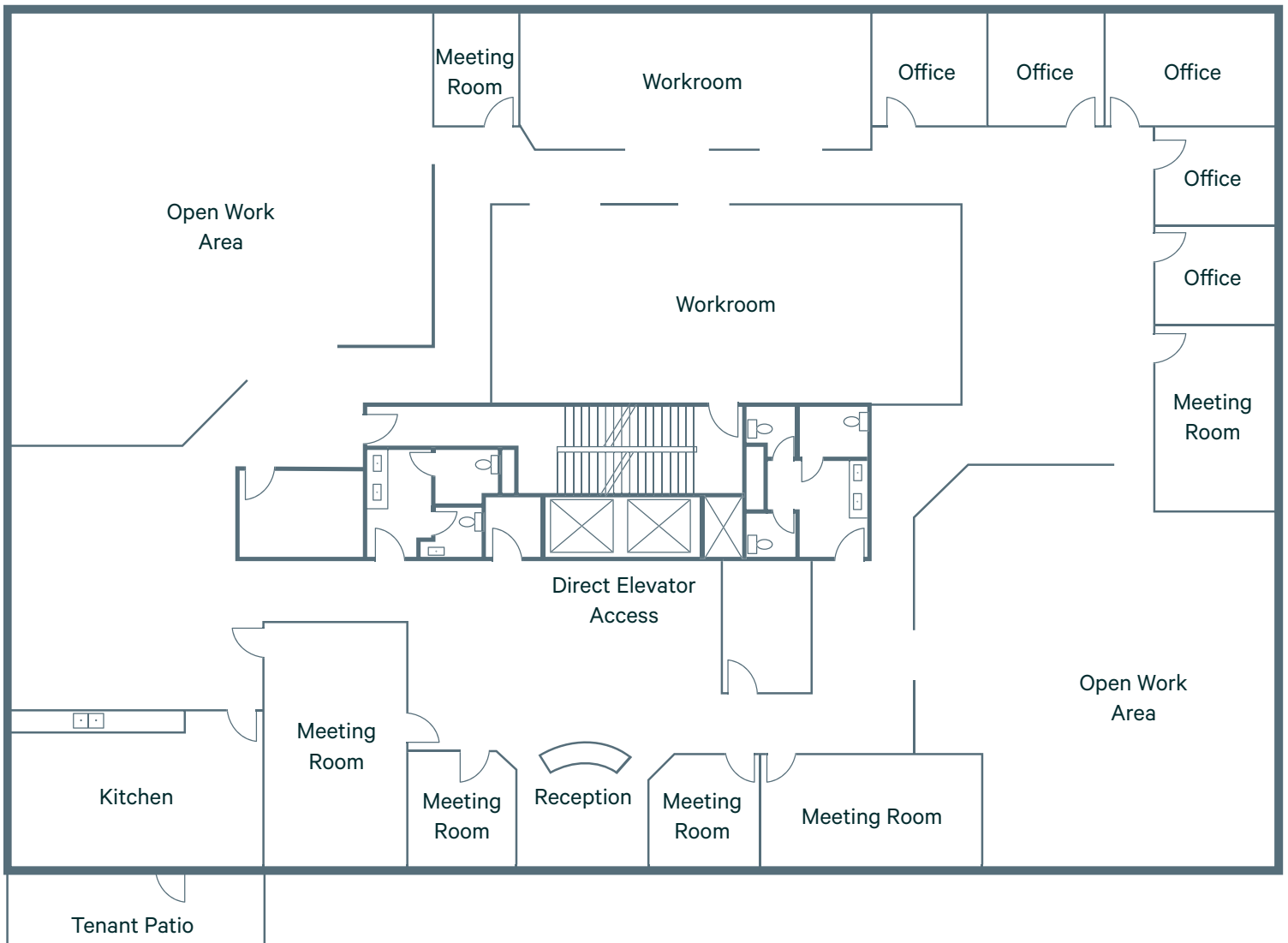


Highly secure building with card access system, ample security cameras and nightly mobile patrol



Walkable to all Whyte Avenue amenities
**see map on back*

Floor Plan



8 Min Drive Southgate Centre Mall

10 Min Drive South Edmonton Common

9 Min Drive Downtown Edmonton

10 Min Drive Whitemud Drive

11 Min Drive Anthony Henday Drive

Other Local Food & Restaurants

- + Ampersand | 27
- + Block 1912 Cafe
- + Blowers & Grafton
- + Freshii
- + MEAT
- + The Next Act
- + PACT Coffee
- + Pals Sandwiches
- + Pip

Other Local Retail & Services

- + Anytime Fitness
- + BMO
- + Hotels (Varscona, Mettera)
- + Orangetheory Fitness
- + Scotiabank
- + TD Canada Trust
- + RBC Royal Bank
- + YEG Cycle Spin Studio

Minimum of 40 Underground Parking Stalls On-Site

Secure, heated underground parking

Ample public surface parking

Contact Us

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- P Private Parkade - Plaza 82
- P Parkade
- P Surface

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