

Office Space for Lease

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LEDGEVIEW BUSINESS CENTRE

9707 - 110 Street NW, Edmonton, AB

Ledgeview Business Centre offers the best of all worlds.

Ideally situated on the edge of downtown, with unobstructed views of the North Saskatchewan River and historic Legislative Buildings, Ledgeview Business Centre represents a unique opportunity to lease contemporary office space that provides an amazing work-life balance. Being on the edge of the central business district keeps you connected to downtown, yet out of the congestion, and allows you to enjoy the open green spaces offered by the banks of the River Valley.

Everything is close at hand. Employees will appreciate being half a block from the Government Centre LRT Station and having quick access to the High Level Bridge to South Edmonton.

ledgeview@hungerfordproperties.com
www.ledgeviewcentre.com

 **HUNGERFORD**
PROPERTIES

9707 - 110 Street NW, Edmonton



Available Area	2,804 - 13,403 SF
Net Rent	\$12.00 - \$15.00 / SF
Operating Costs	\$17.12 / SF (2025)
TI Allowance	Negotiable
Parking	3 underground parking stalls per 1,000 SF @ \$265/stall/month

Building Details

- Located adjacent to the Government Centre LRT Station and the Alberta Legislature Building
- Unique nearby amenities including the Royal Glenora Club and Victoria Golf Course
- Quick access to the High Level Bridge
- Exceptional parking ratio of 2 stalls per 1,000 square feet, offering three levels of secure underground parking
- Additional parking stalls available at \$265/month
- Shared boardroom available for exclusive tenant use
- Programmable card readers for enhanced security
- Three elevators plus separate parking elevator for convenient access

Convenient On Site Amenities

- **The Butternut Tree** – restaurant and event venue that has earned a CAA/AAA Four Diamond Award, placing it within the top 97% of restaurants across North America
- **The Lunchbox** – quick service delicatessen offering fresh-made sandwiches and breakfast, with dine-in and patio seating available
- **Tiny Hoppers** – a premier, award winning Early Learning Centre that focuses on providing high quality inclusive childcare and children services
- **Ledgerview Fitness Centre** – tenant exclusive gym with 24/7 access, featuring treadmills, spin bikes, free weights, squat racks, and ample open space for stretching

Building Features



Over \$6 million

Building Renovation and Upgrades



Direct Access

to River Valley and Legislature Grounds



Bike Lanes

Conveniently Located Directly Outside



Public Transit

LRT Station Within Walking Distance

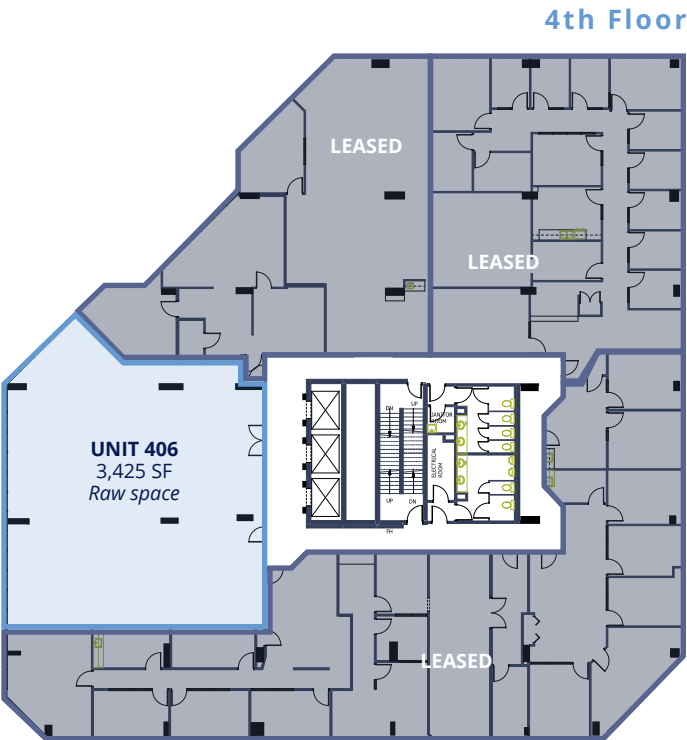
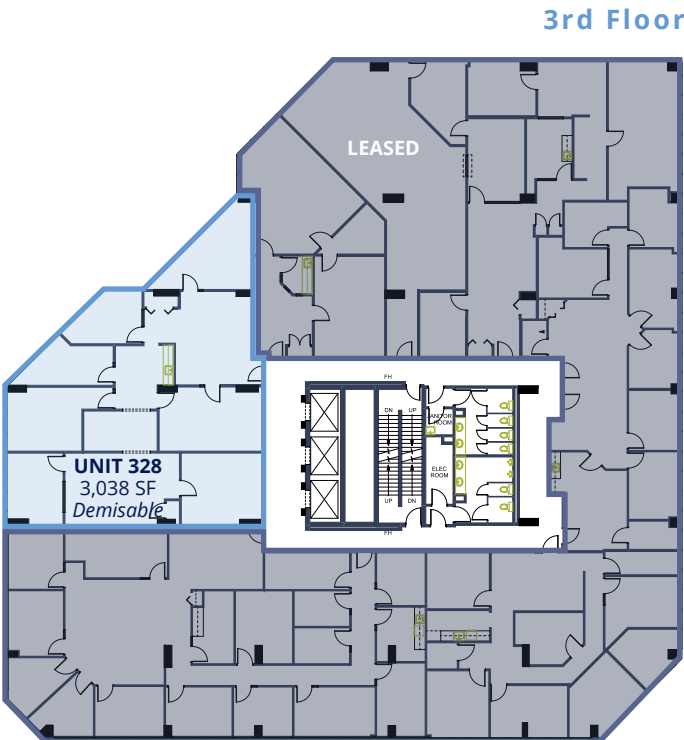
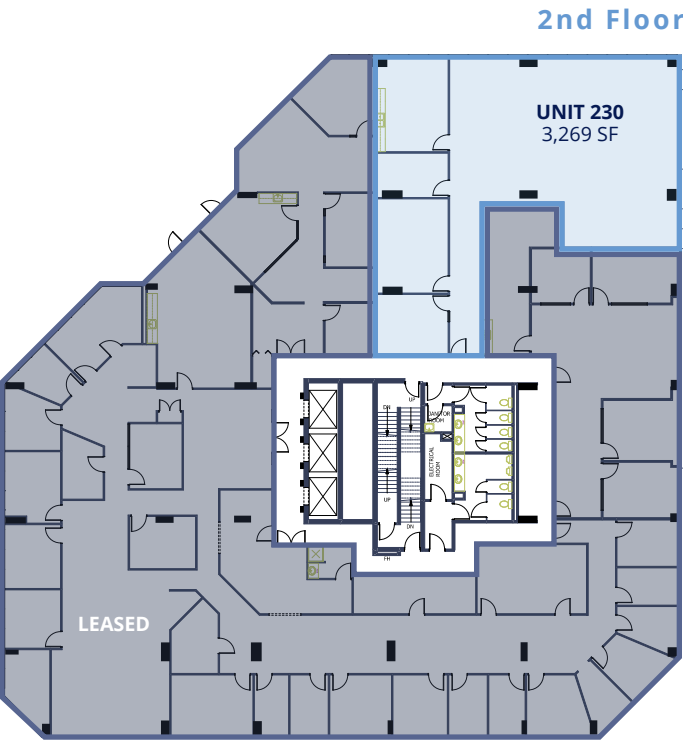


Easy Access

to Downtown Core and High Level Bridge



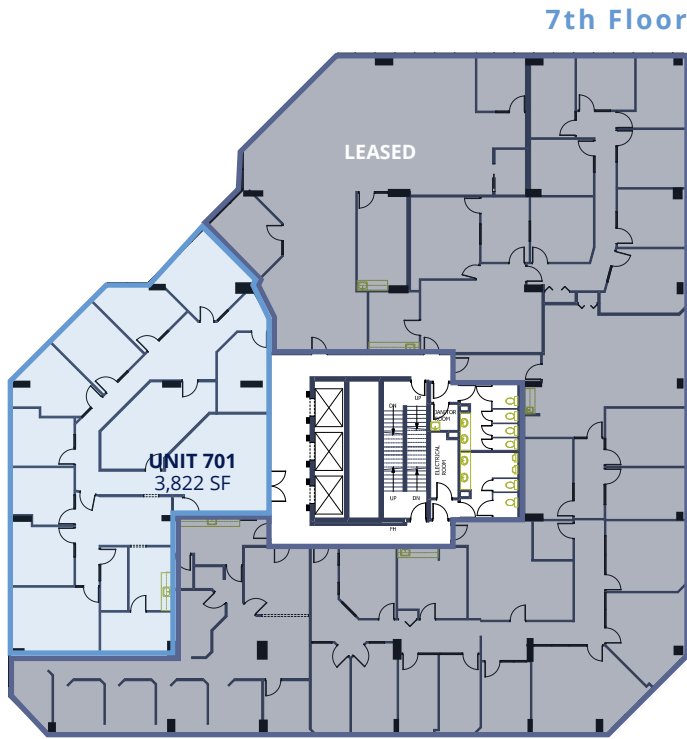
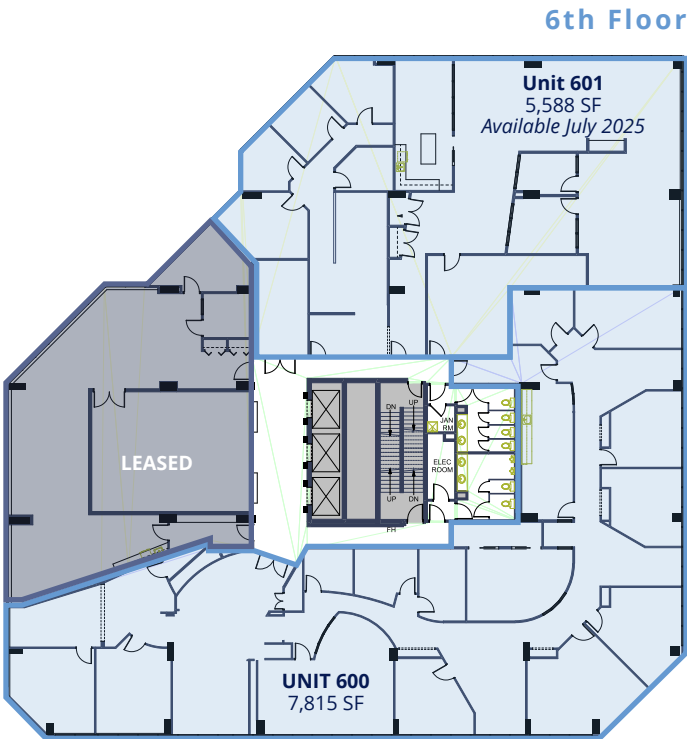
Floor Plans



Currently Available Spaces

Unit 230	3,269 SF
Unit 328	3,038 SF
Unit 406	3,425 SF
Unit 505	2,804 SF
Unit 600*	7,815 SF
Unit 601*	5,588 SF (<i>Available July 2025</i>)
Unit 701	3,822 SF

**Units are contiguous and can be demised*



Up to 13,403 square feet of contiguous space available July 2025
6th Floor units can be demised into smaller spaces - inquire for details



The Lunchbox



Fitness Centre



Tiny Hoppers Daycare



Legislature & Access to High Level Bridge



Butternut Tree



Elevator Bank



LEDGEVIEW BUSINESS CENTRE

Ideally situated on the edge of downtown Edmonton, with unobstructed views of the North Saskatchewan River and historic Legislative buildings, Ledgeview Business Centre offers an unparalleled location nestled in the heart of the Government district. Ledgeview stands apart for its scenic backdrop and downtown convenience, making it an ideal property to provide a perfect blend of work and play.

The property's strategic location provides easy access to major transportation routes, making commuting a breeze for employees and ensuring seamless connectivity with clients and partners across the city. Ledgeview Business Centre is situated within walking distance to several bus stops and the Government Centre LRT station, providing efficient travel options for those who prefer public transportation. Additionally, the surrounding area offers ample parking facilities for those who drive, ensuring that employees and visitors have convenient options for ease of commute.

Ledgeview Business Centre is surrounded by an array of dining, retail, and entertainment options, ensuring that employees and clients have everything they need within reach. Nearby amenities and attractions include the Royal Glenora Club, Victoria Park, Victoria Golf Course, High Level Bridge Streetcar, Alberta Legislature Grounds, and the River Valley.



Over 250 Amenities
Within 2-km of
the Building



Bike Score
78



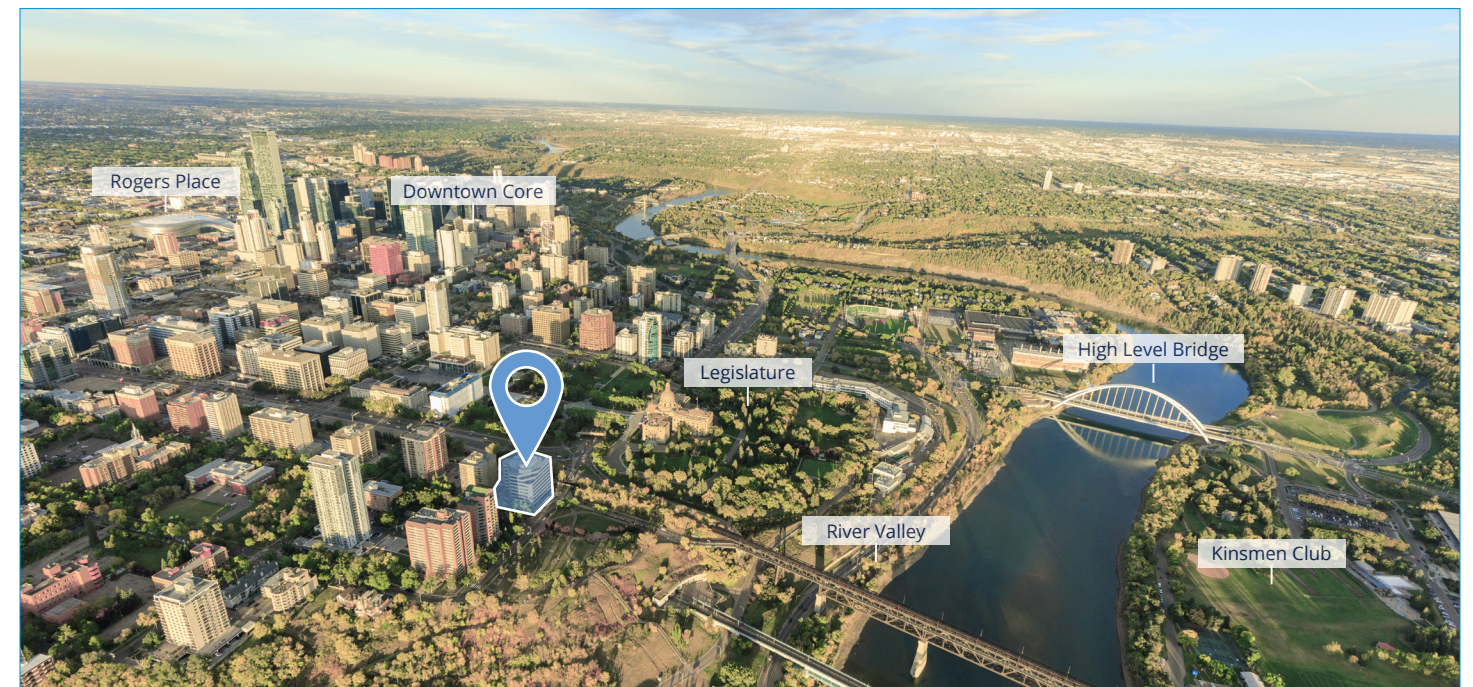
Walk Score
89



Transit Score
79



Exposure
to over 35,000
vehicles per day





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PROPERTIES

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