



124th Street Business Park West | 12420 - 104 Avenue NW, Edmonton

# High quality, move-in ready office space **for lease on 124th Street**

Class “A” developed office space is available for lease in the heart of vibrant 124th Street, offering convenient access to the downtown core, various surrounding amenities, and public transit (including the future LRT line).

Accelerating success.

Asking Net Rent:

**\$14.00**  
PSF



Developed  
office space



High quality  
improvements



Convenient  
access to  
public transit



Exterior  
monument  
signage

**Phil Goh**

Senior Vice President  
+1 780 969 2989  
[phil.goh@colliers.com](mailto:phil.goh@colliers.com)

**Brenton Chung**

Senior Associate  
+1 780 969 2981  
[brenton.chung@colliers.com](mailto:brenton.chung@colliers.com)



# Property Overview



**Underground  
visitor parking**



**Access to  
public transit**



**Underground  
bike storage**



**Showers and  
locker rooms**



**5 minutes to  
downtown**



**Abundance of  
nearby amenities**



**On-site property  
management**

## Lease Details

<b>Civic Address</b>	12420 - 104 Avenue NW
<b>Rentable Area</b>	Unit 100 7,175 SF
<b>Net Rent</b>	\$14.00 per SF
<b>Additional Rent</b>	\$15.84 per SF (2025)
<b>TI Allowance</b>	Negotiable
<b>Parking</b>	1:650 SF underground stalls @ \$180/month/stall
<b>Internet</b>	Fibre Optic Internet
<b>Available</b>	Immediately

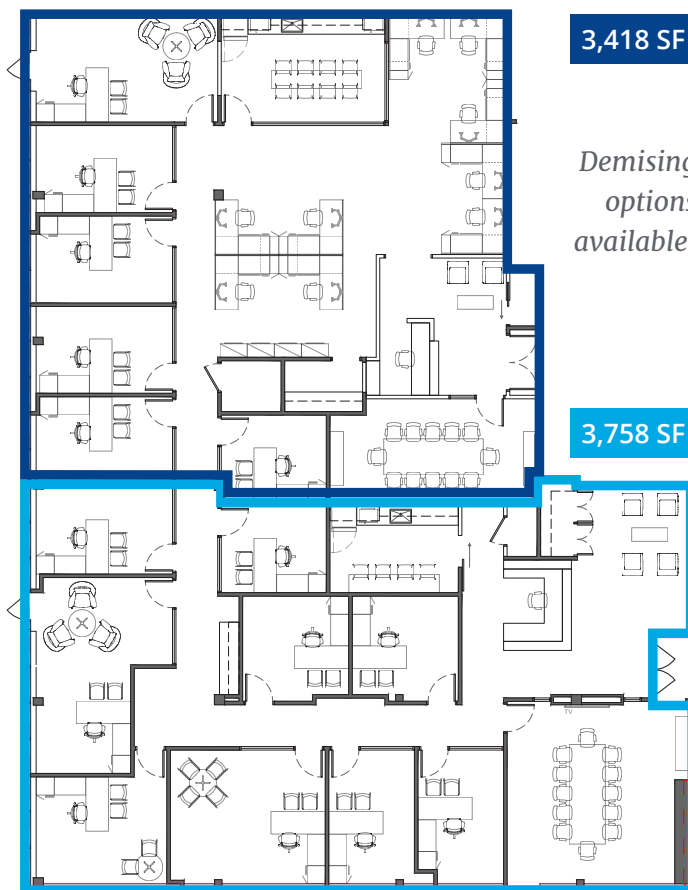


Meeting Room

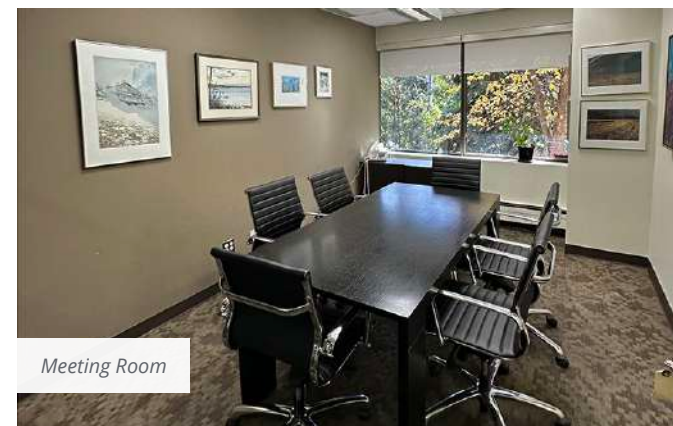


Common Area

## Floor Plan



**Main Floor (Unit 100): 7,175 SF**



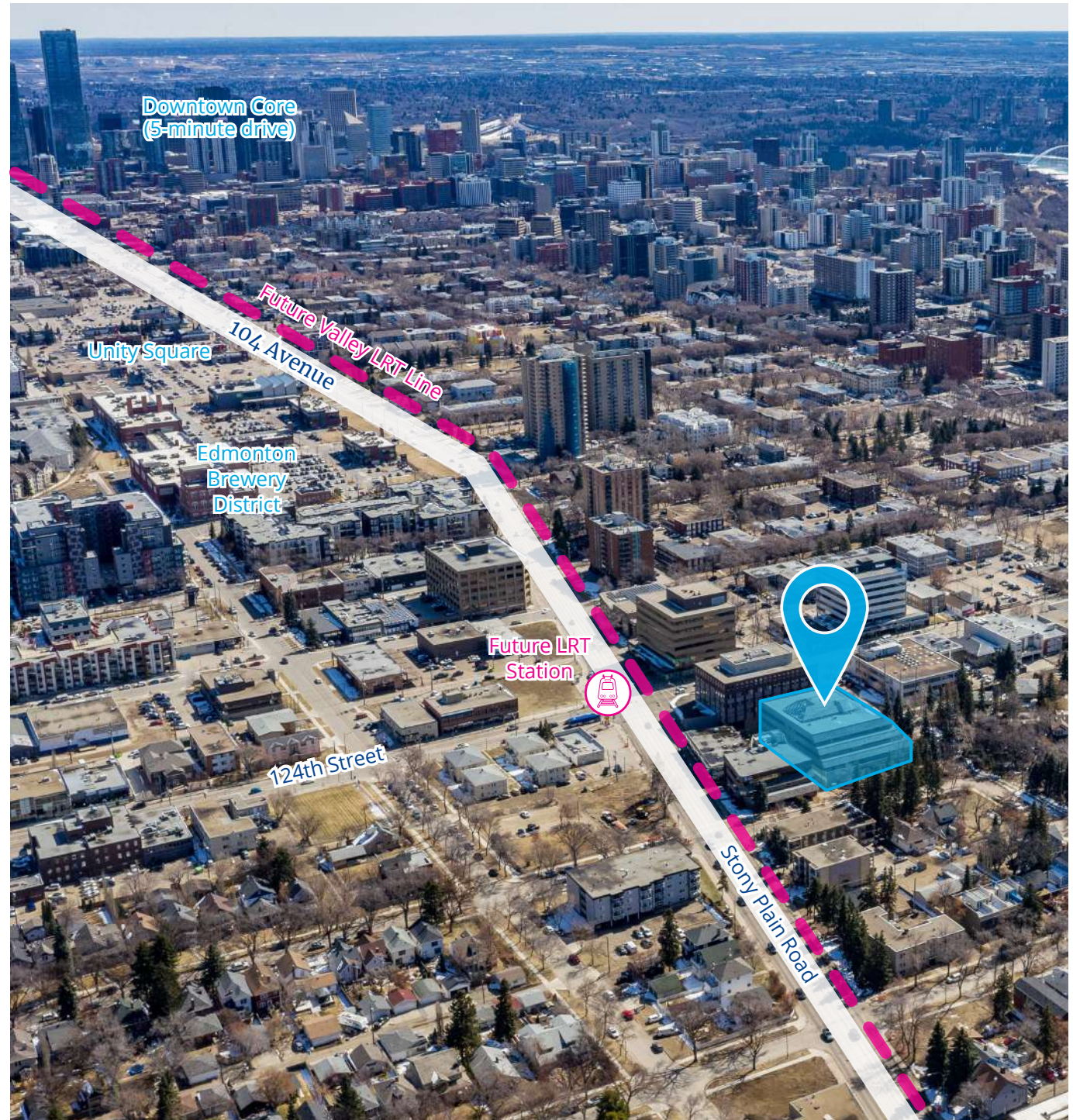
Meeting Room



# Location Overview

The 124<sup>th</sup> Street area is one of Edmonton's most vibrant shopping districts, home to some of the city's finest local restaurants, coffee shops, art galleries, boutiques, and premium services, which provides a great sense of community.

- 124th Street is a prominent pedestrian-friendly destination in Edmonton
- With over 50 dining establishments, tenants have access to an exceptional selection of food & beverage
- There is an abundance of on-street parking within one block of 124th street
- The River Valley is located less than a 10-minute drive, providing convenient access to over 150 kilometres of walking trails and bike paths







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