



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

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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

Civic Address	12420 - 104 Avenue NW	
Rentable Area	Unit 100	7,175 SF
	Unit 210/215	4,471 SF
Net Rent	\$14.00 per SF	
Additional Rent	\$15.84 per SF (2025)	
TI Allowance	Negotiable	
Parking	1:650 SF underground stalls @ \$180/month/stall	
Available	Immediately	



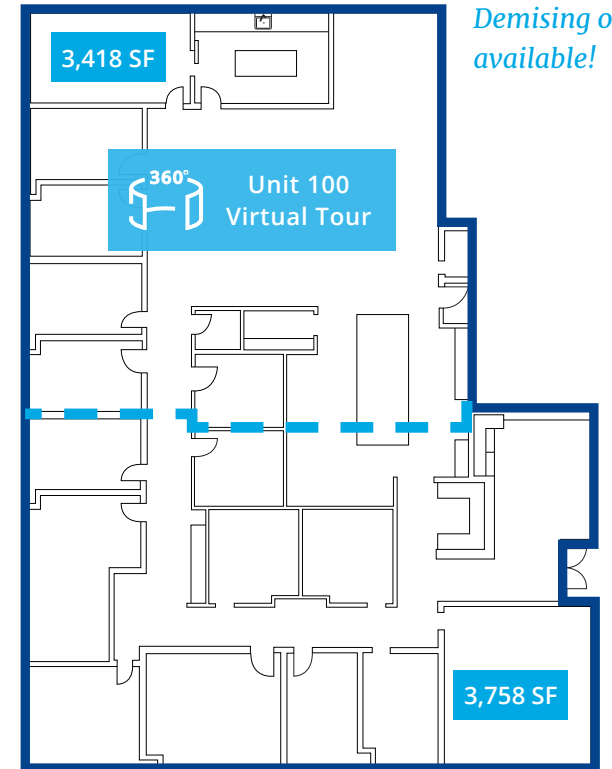
Unit 100 Meeting Room



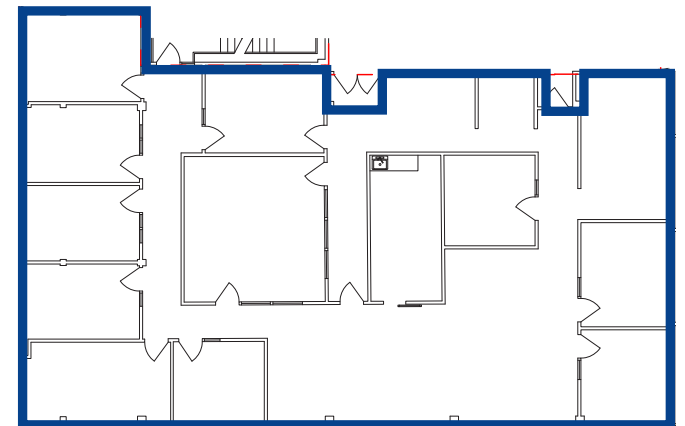
Unit 100 Meeting Room

Floor Plans

Main Floor (Unit 100): 7,175 SF



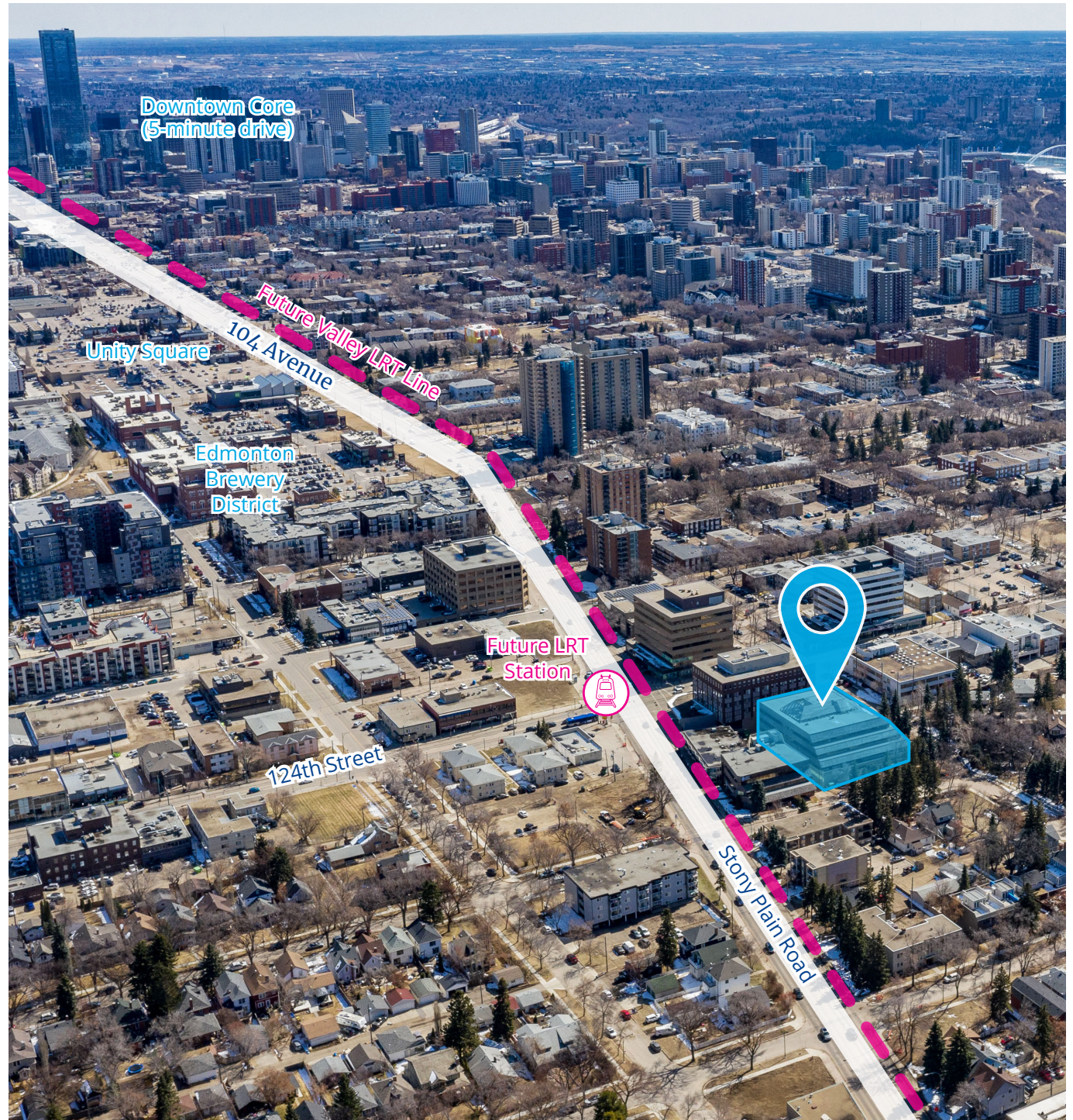
Second Floor (Unit 210/215): 4,471 SF



Location Overview

The 124th 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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