



One of a kind office building

Fully redeveloped as an office building in 1981, LeMarchand Mansion is now home to a vast and complimentary cross-section of commercial tenancies including psychologists, estate planners, lawyers, an art gallery, a custom jeweler, a pharmacy, and an eclectic bistro to name a few.

It has recently undergone new design upgrades along with modern conveniences such as an on site cafe.

Get more information

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For Lease

LeMarchand Mansion, Edmonton , AB



Property History

Rene LeMarchand developed LeMarchand Mansion with the help of local architect Alfred Merigon Calderon. The elegant and graceful architecture is inspired by Beaux Arts architectural elements. Completed in 1911 and consisting of forty-three residential suites, LeMarchand Mansion was designed to be the finest apartment block west of Toronto and was home to the city's most prominent professionals.

LeMarchand Mansion was known as the most elaborate Pre-World War I building due to its lavish finishes both inside and out. Luxury features graced every suite including a gas burning stove, dumbwaiter, fireplace and exterior windows. LeMarchand Mansion was also the first building in Edmonton to have an elevator.

Offering Summary

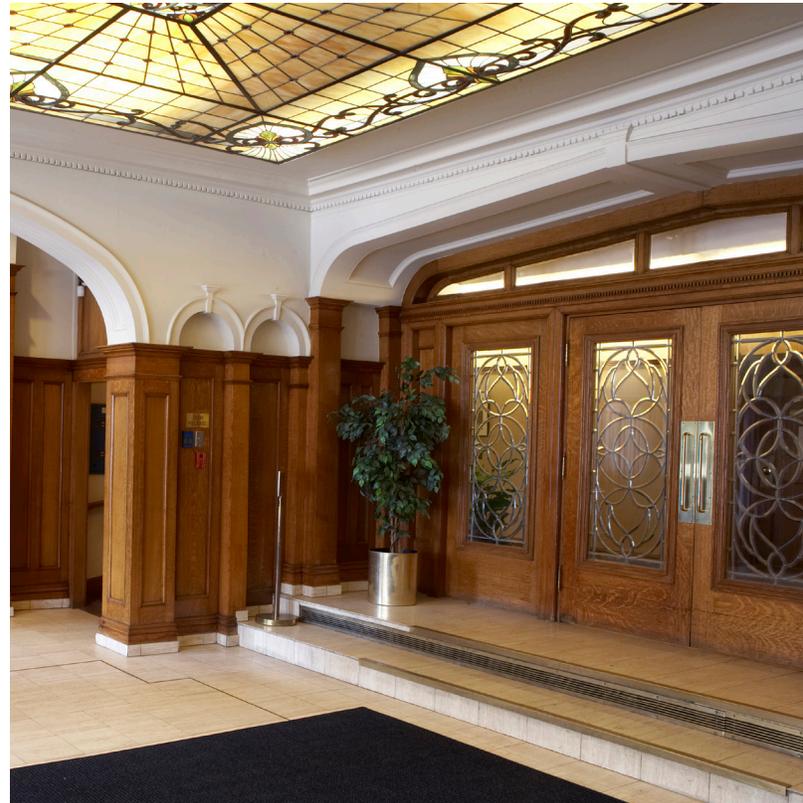
Rental Rate:	Negotiable
Operating Costs:	\$20.93 psf
Parking:	1/1,500 sf \$250 underground
Building Hours:	Monday to Friday: 6:00 am to 8:00 pm Saturday: 7:00 am to 6:00 pm 24 hour access for tenants with security cards
Security:	Roving patrols, 24 hour video surveillance, programmable security card access



**On site owner & property
manager, Wheaton Properties**

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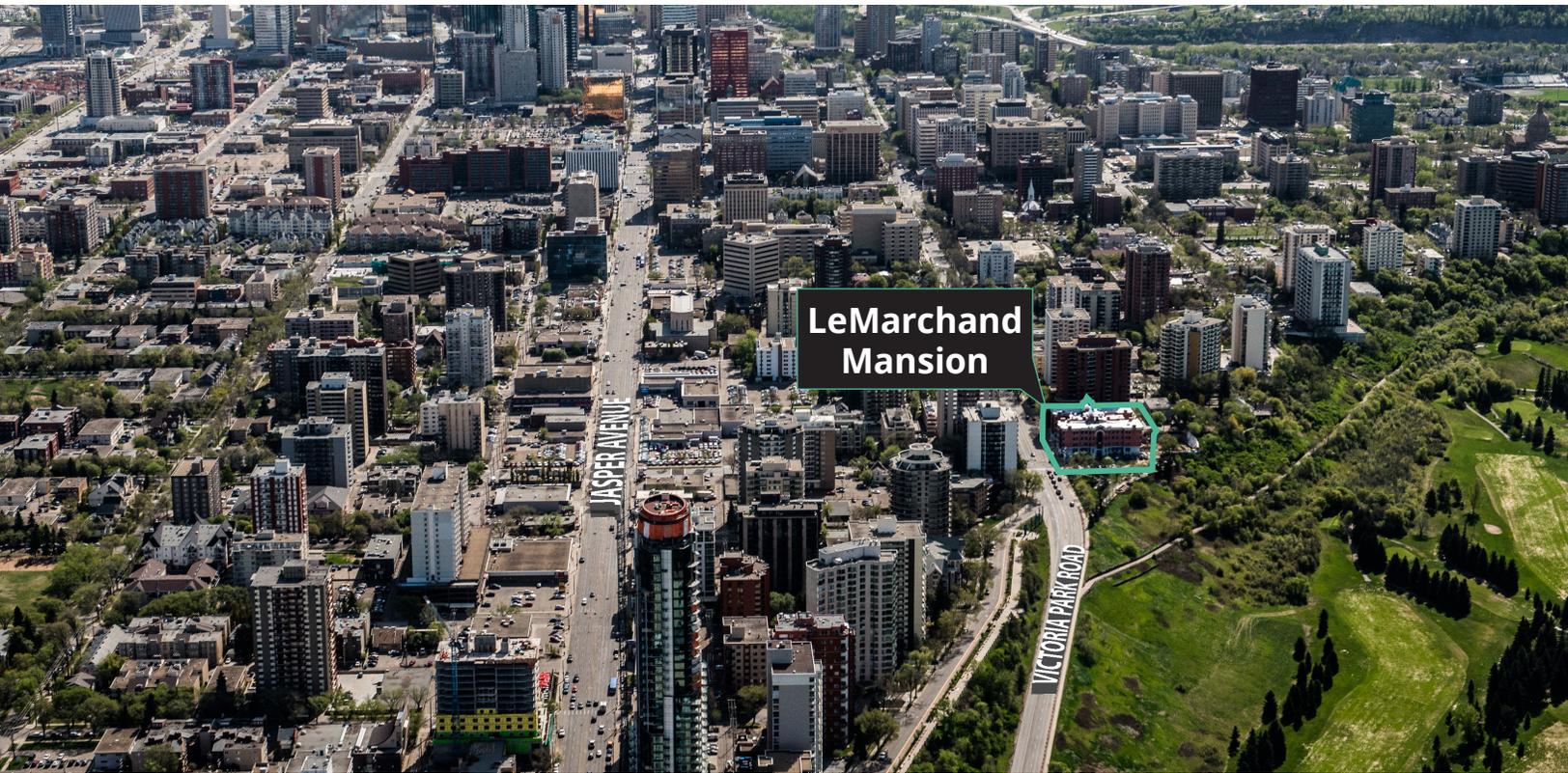


Suite Details

Suite 007:	2,869 sf	4 offices, reception area, kitchen and open areas
Suite 202:	567 sf	1 office, reception, and kitchenette
Suite 204:	1,020 sf	White boxed, ready for tenant improvements
Suite 305:	801 sf	2 offices and excellent River Valley views
Suite 305A:	648 sf	2 offices and reception
Suite 306:	759 sf	2 offices, storage room and kitchenette

Property Highlights

One of a kind in Edmonton's inventory of office buildings, LeMarchand Mansion offers tenants an exclusive experience on the banks of Edmonton's river valley overlooking Victoria Golf Course. It is professionally curated by Wheaton Property Management and walking distance from many restaurants and pubs. These are many of the reasons why LeMarchand Mansion tenants are so loyal to the building, some having moved in upon its conversion to an office building over 30 years ago.



**LeMarchand
Mansion**



Nestled on the banks of
Edmonton's picturesque
river valley, Surrounded
by an abundance of
amenities.



5 mins from the
downtown core, lrt stops
and more...

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