

# The Strathcona

Landmark building on Whyte Avenue  
with excellent exposure

10302 - 82 (Whyte) Avenue NW  
Edmonton, AB

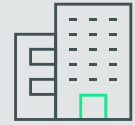
2<sup>nd</sup> and 3<sup>rd</sup> Floor character office space available up to ±11,214 SF



Winner of Edmonton's  
2023 Urban Design Awards  
"Heritage Projects Award of  
Excellence"



# Leasing Details & Property Highlights



## Availabilities

2<sup>nd</sup> Floor - up to 5,612 SF  
3<sup>rd</sup> Floor - up to 5,602 SF  
Total - up to ±11,214 SF

Raw space with flexible demising  
&/or co-suiting options



**Net Rent**  
Market



**Op Costs (2023)**  
\$12.50 / SF



**Tenant Patio & Atrium**  
878 SF 3<sup>rd</sup> floor patio  
1,573 SF main floor atrium



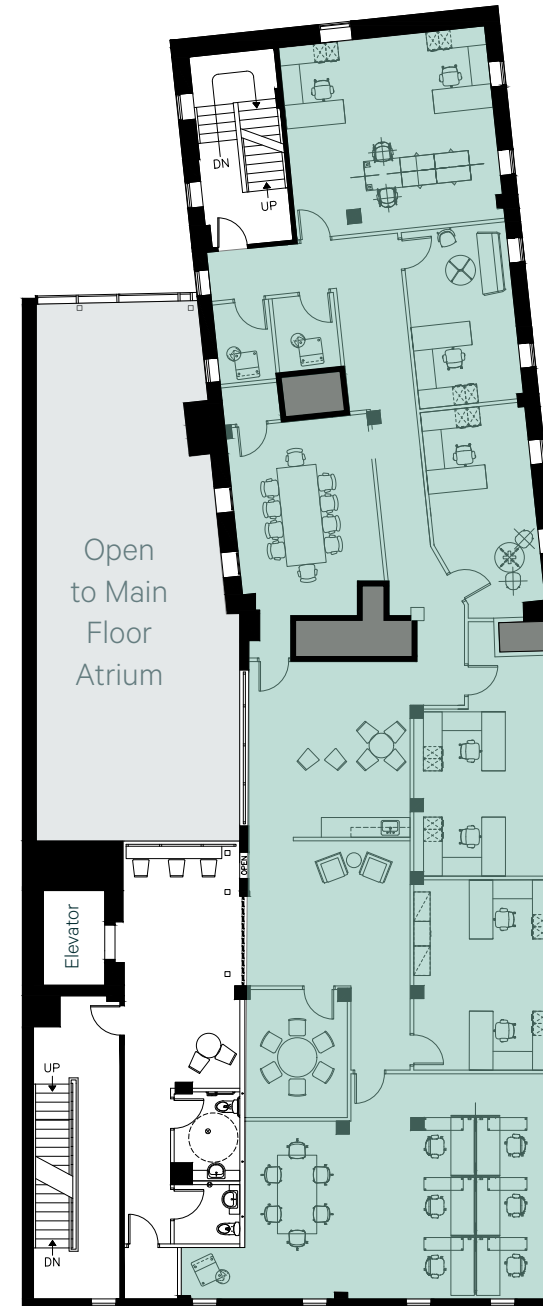
**Elevator Access**



**Retail Amenities**  
Leopold's Tavern, Nuttea &  
Bibo (coming soon)

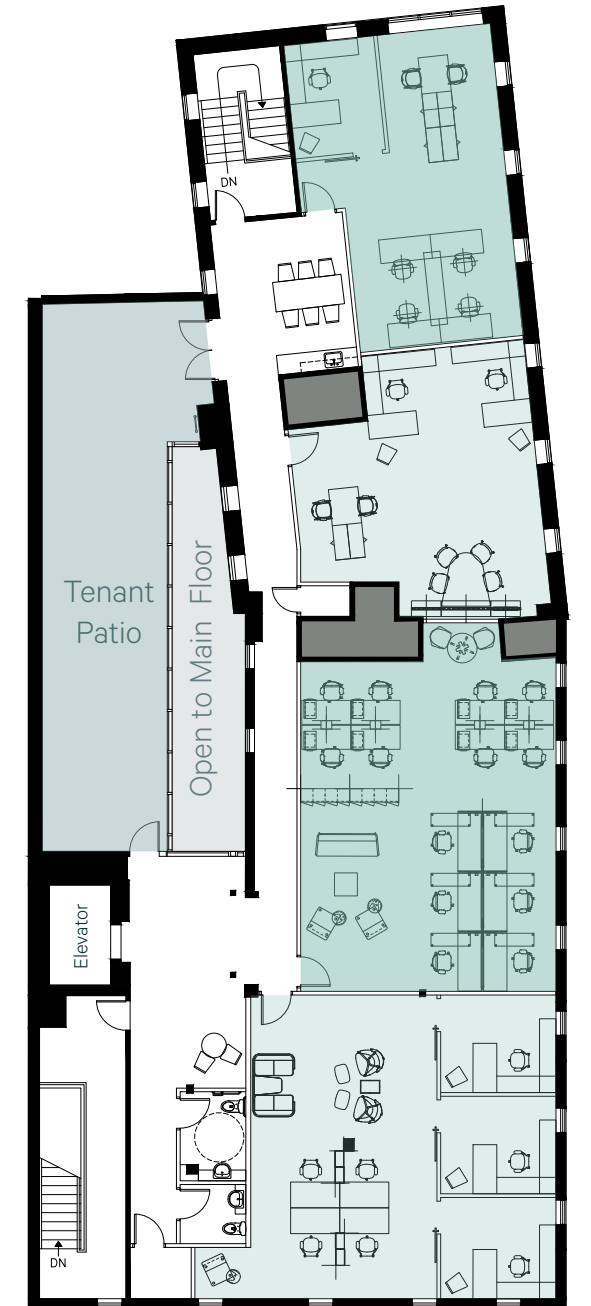


**Fully Renovated**  
2021



**2<sup>nd</sup> Floor**  
5,612 SF

*Proposed buildout for  
single tenant*

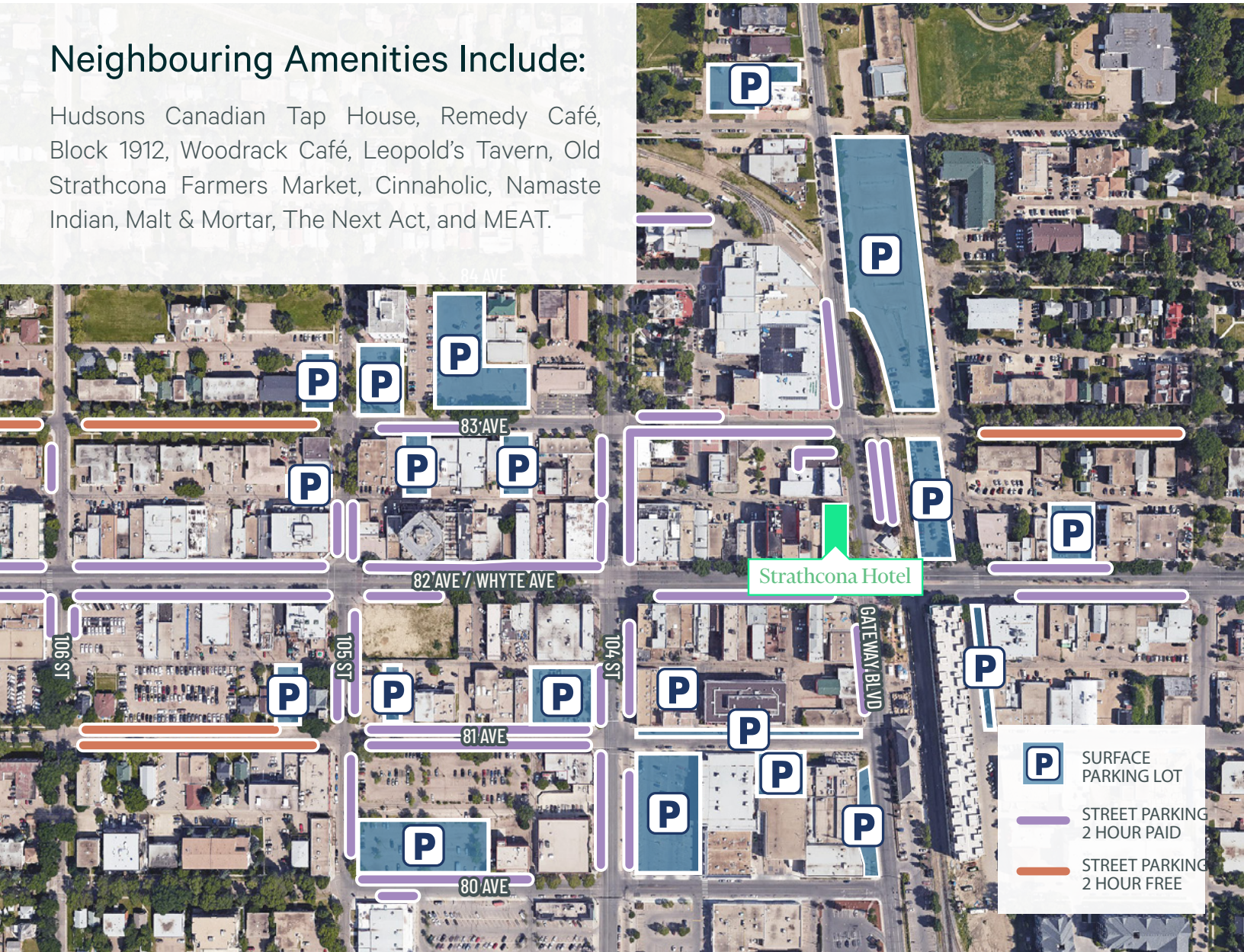


**3<sup>rd</sup> Floor**  
5,602 SF

*Proposed buildout & demising  
options for multiple tenants*

## Neighbouring Amenities Include:

Hudsons Canadian Tap House, Remedy Café, Block 1912, Woodrack Café, Leopold's Tavern, Old Strathcona Farmers Market, Cinnaholic, Namaste Indian, Malt & Mortar, The Next Act, and MEAT.



## Contact Us

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