

Creamery Building

Second floor character space

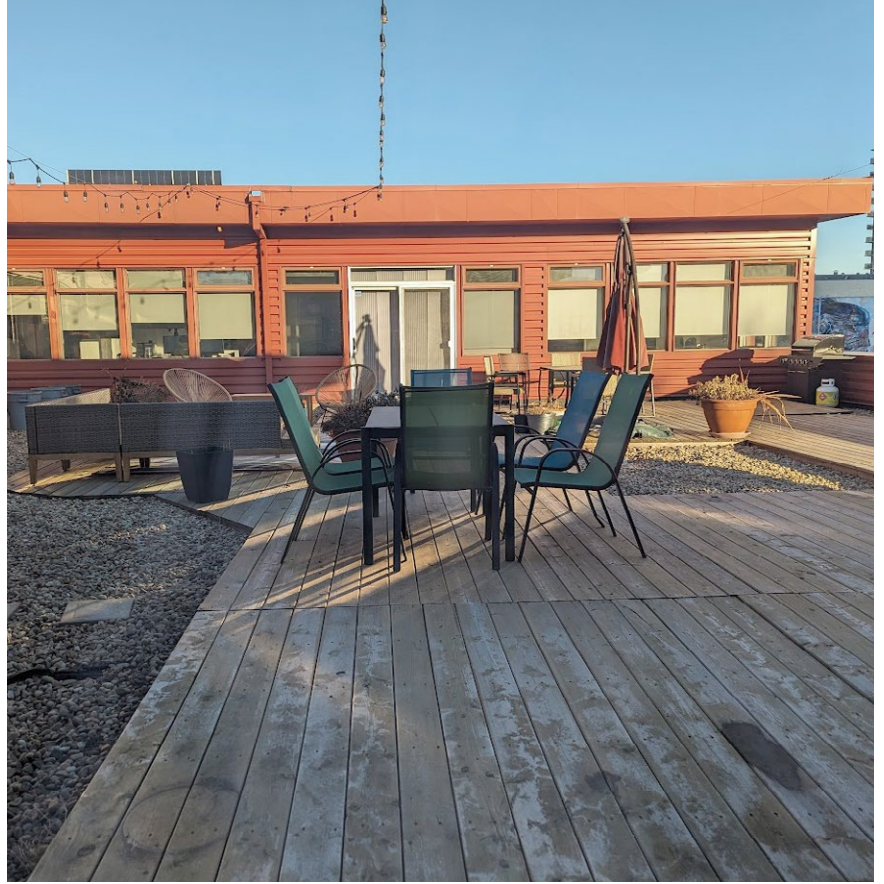
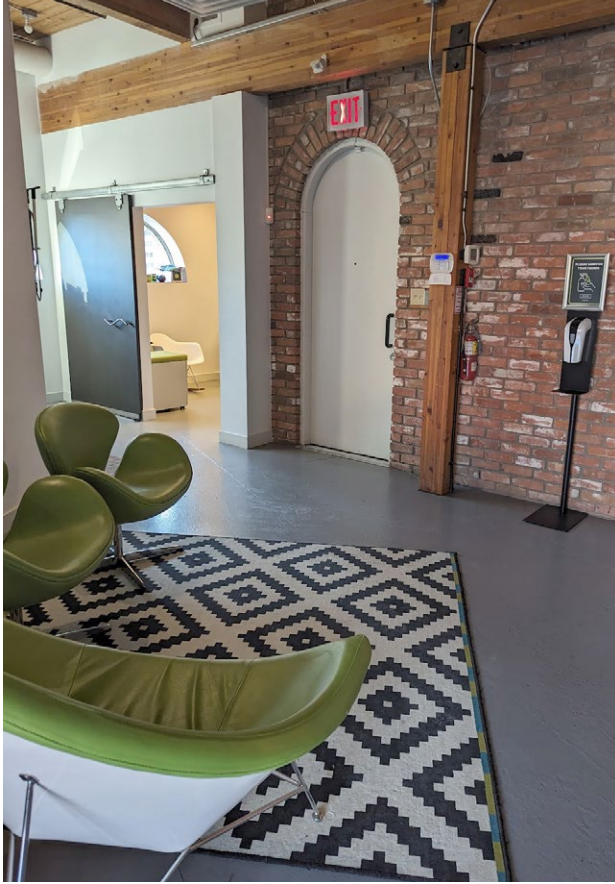
10248 - 106th Street
Edmonton, Alberta
www.cbre.ca

Available May 2024



Creamery Building

10248 - 106th Street | Edmonton, Alberta



Creamery Building

Second floor open concept character space.

Bright second floor character space conveniently located in downtown Edmonton. Steps away from the Ice District, restaurants, shopping, and fitness facilities with great access to surface parking, public transit, and bike lanes - everything you want is within easy reach!

The space offers direct access to the tenant patio, lots of open work area, a boardroom, 3 offices, kitchenette and storage. The Creamery Building provides flexible HVAC hours, high ceilings with exposed beams, basement storage and plenty of natural light.

Leasing Details

Property Address	10248 106 Street
Floor	Second Floor
Area	4,464 SF* *subject to re-measurement
Condition	Developed
Asking Net Rent	\$14.00 PSF
Additional Rent (2024)	\$13.00 PSF + janitorial
Parking	4 designated surface stalls
Parking Rates	\$75.00 per stall / month

Highlights



Direct Patio Access



Exterior Signage Opportunities



Designated Surface Parking



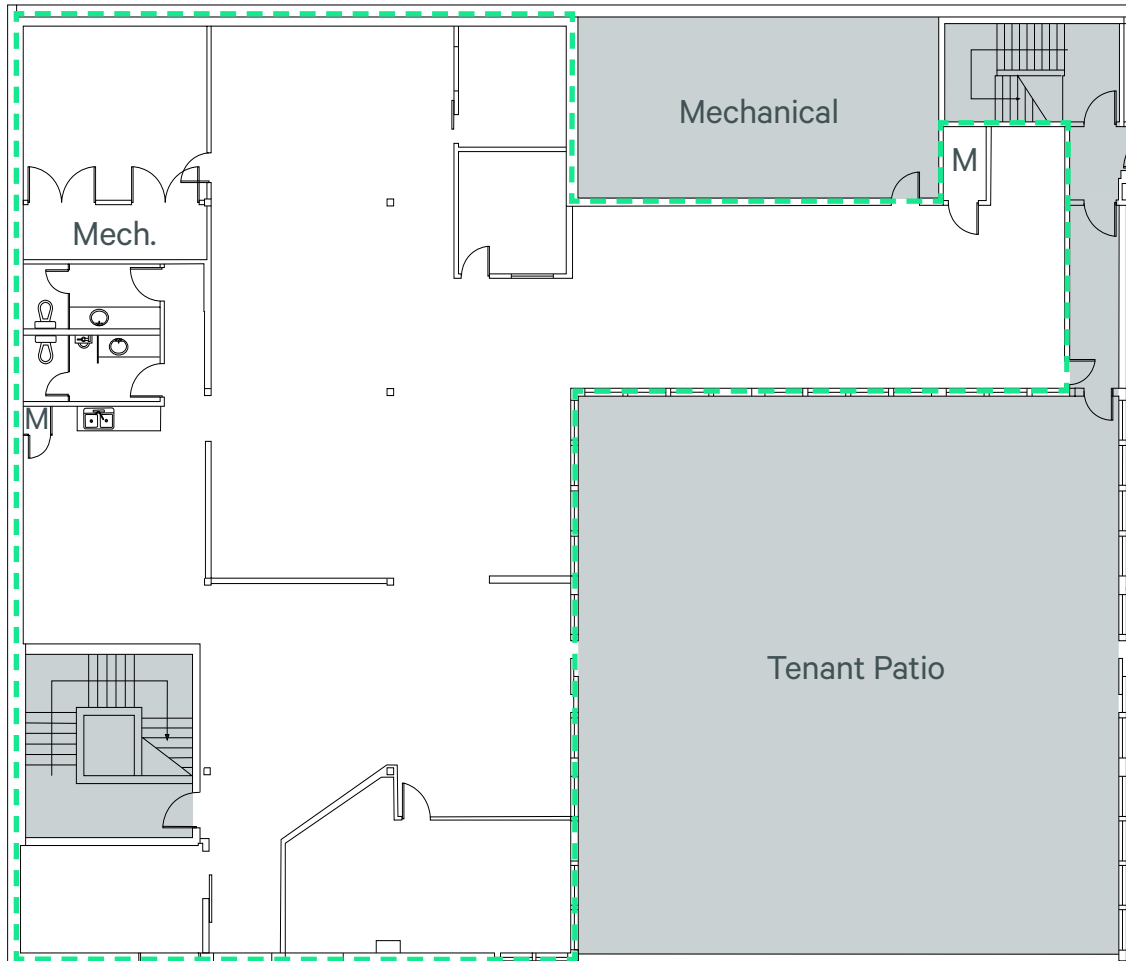
Clean & Bright Basement Storage



Flexible HVAC Hours



Private Entrance



Creamery Building

10248 - 106th Street | Edmonton, Alberta

For Lease



Find Out More

Jeff Simkin

Senior Vice President

+1 780 917 4633

jeff.simkin@cbre.com

© This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.