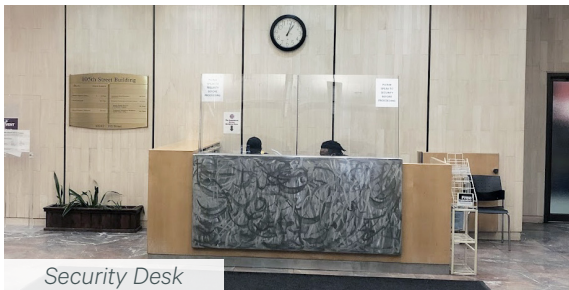


105th Street Building

Main Floor Suite Available

Rare opportunity to secure a main floor commercial suite, available June 1, 2026, in a well-located downtown setting directly adjacent to Alex Decoteau Park. Ideal for professional or service-oriented users seeking visibility, accessibility, and convenience. With underground parking and a comprehensive security program, the building offers peace of mind in an active urban setting.



Security Desk

Security Services & Measures in Place

- + Onsite security 7am-7pm, Mon-Fri
- + Night Patrol 2 times per evening
- + Tenant access with FOB via front door or parkade 24/7 without triggering alarms
- + Building alarmed & monitored after hours by Telsco
- + Main floor doors open to the public from 8:15am-4:30pm
- + Elevators open to the public from 8:15am-4:30pm & by tenant FOB after hours

Contact

Jeremy Deeks

Senior Vice President
780 229 4651
jeremy.deeks@cbre.com

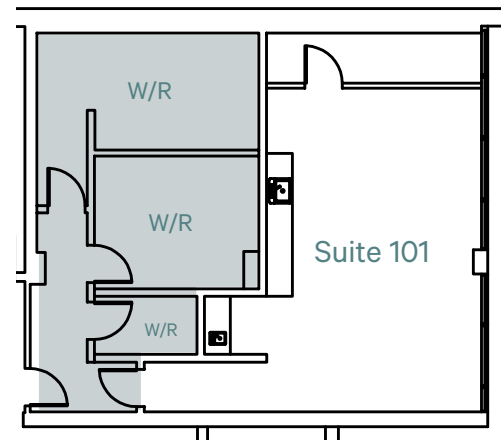
10242 - 105 Street NW
Edmonton, AB



Leasing Details

Available Area	Suite 101 704 sq. ft
Parking	Underground - 143 Stalls
Signage	Exterior Opportunity Available
Available	June 1, 2026
Additional Rent	\$16.03 per sq. ft. (2026)
Rental Rate	\$10.00 - \$12.00 per sq. ft.

Suite 101 | 704 sq. ft.



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