

FOR LEASE OFFICE SPACE

Morguard

9925 -109 STREET NW

EDMONTON, AB



CLASS A OFFICE SPACE IN THE GOVERNMENT DISTRICT

9925 Building is a Class A office tower located in the heart of Edmonton's government district, adjacent to the Legislature Building and grounds. The building is easily accessible by transit and is one block away from Government Centre LRT station and its location lends easy access in and out of the downtown core.

Building signage for large tenants available

- One block away from government centre LRT station
- Many shops and restaurants in the surrounding area
- Multiple space configurations for large tenants available

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TENANT COST

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$12.09/SF	\$3.13SF	\$15.22SF (2025 est.)

BUILDING DETAILS

Total Space: 220,679 SF +/-

Total Space Available: 59,874 SF +/-

Number of Floors: 12

Year Built: 1977

Office Class: A

Leasing District: Government District

Sustainability: BOMA BEST Platinum

BUILDING AMENITIES

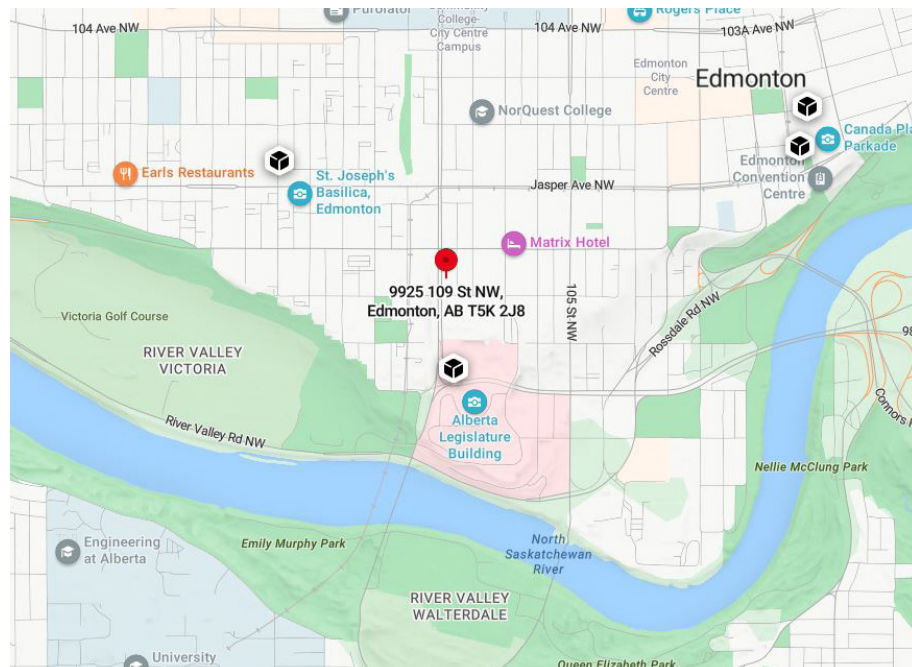
Newly renovated boardroom in the surrounding area

Shopping and restaurants located nearby

Underground parking and ample street parking in area

Secure bicycle storage room for tenant use only

LOCATION



9925 - 109 Street NW, Edmonton, AB

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Exterior Front



Interior Lobby

FOR MORE INFORMATION

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