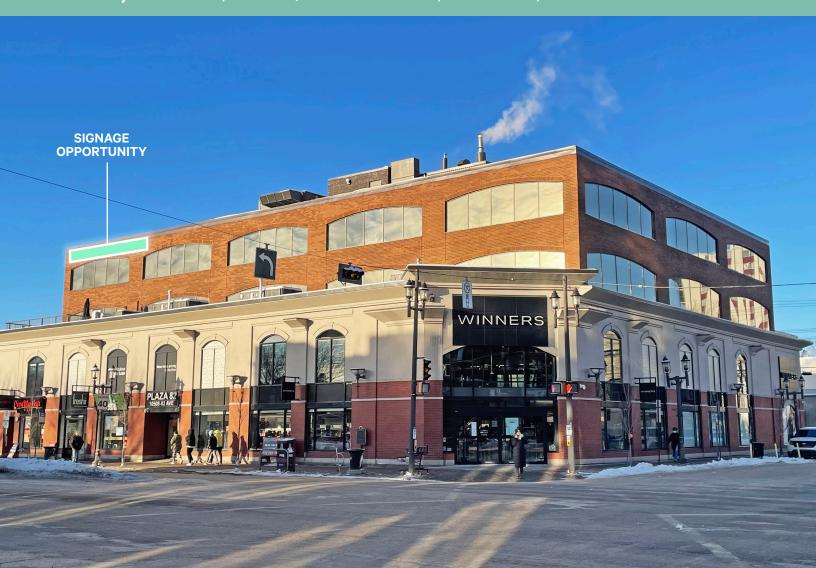


Plaza 82

High quality office space with unmatched parking ratio & rates

10508 82 Avenue NW Edmonton, AB

Availability: 3rd floor 11,164 SF | 4th floor units 1,962 SF to 2,566 SF





The Opportunity

Premium Office Space in the Heart of Whyte Avenue

Discover Plaza 82, where high-quality, built-out office spaces meet unparalleled convenience. Enjoy an unmatched parking ratio of 3.6 stalls per 1,000 SF leased, secure bicycle parking, and proximity to all the amenities of Whyte Avenue.

The entire third floor, spanning up to 11,164 SF, is available immediately for lease. This space offers a versatile mix of open work areas, private offices, meeting rooms, and boardrooms, along with a welcoming reception area with direct elevator access. Additionally, it features a fully equipped kitchen with an outdoor patio overlooking Whyte Avenue.

The top floor (4th) is also available for lease, with flexible demising options ranging from **1,962 SF** to **2,566 SF**, ideal for office-intensive needs.

Building Details & Highlights



Professionally owned & managed



Convenient location accessible via public transport, 5 min drive to the UofA, 10 min drive to Downtown, 8 min drive to Southgate



Highly secure building with card access system, ample security cameras and nightly mobile patrol



Walkable to all Whyte Avenue amenities *see map on back



Secure, heated underground parking. Bike friendly building.



Minimum of 3.6 stalls/ 1,000 SF Underground @ \$110 / stall/month



4th Floor

Exterior building signage available

Availability



3rd Floor Full Floor - 11,164 SF

Option A - 3,659 SF - LEASED

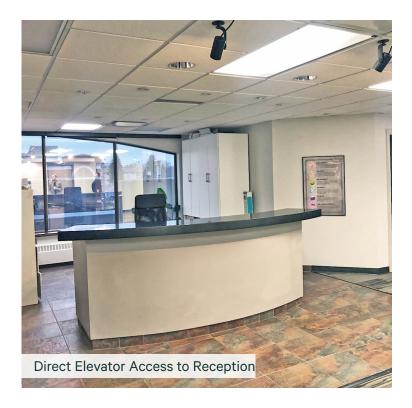
Option B - 1,962 SF*
Option C - 2,077 SF*
Option D - 2,566 SF*

Total - 11,164 SF

*No gross up on square footage







Leasing Details

Floor	3rd
Size	11,164 SF
Lease Rates	\$16.00 / SF
Operating Costs	\$20.16 / SF (2025 Est.)
Layout	Entire floor available with elevator access directly into the unit. Mix of open area, offices, meeting rooms, large kitchen with an exclusive outdoor patio, as well as grand reception area.
Available	60 days notice

3rd Floor

Highlights

- + Recent improvements
- + Outdoor rooftop patio
- + Large kitchen
- + Secure underground parking



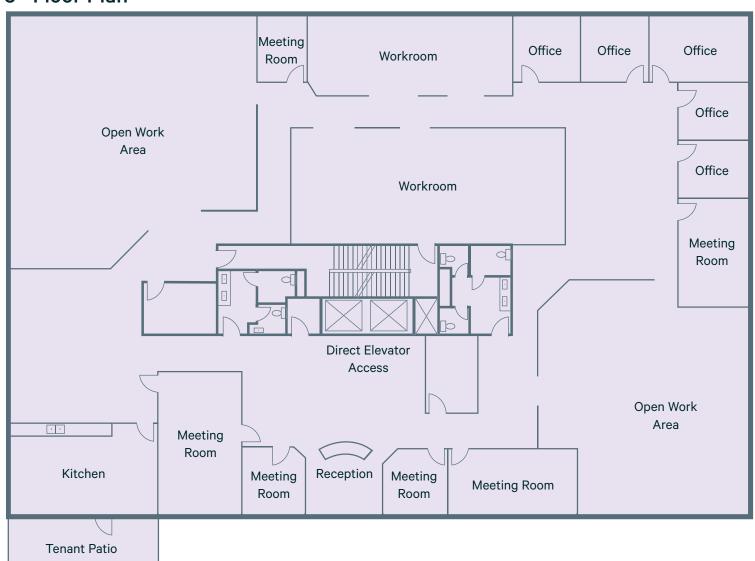


For Lease





3rd Floor Plan





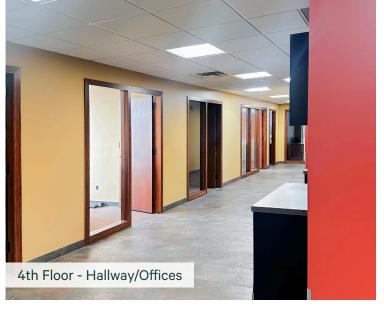
Leasing Details

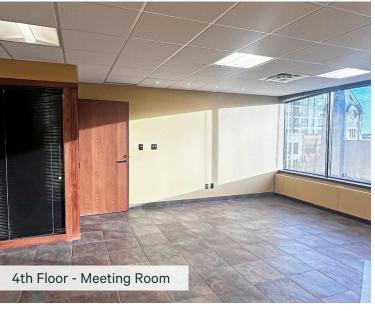
Floor	4th
Size Options	Option A - 3,659 SF - LEASED Option B - 1,962 SF* Option C - 2,077 SF* Option D - 2,566 SF* *No gross up on square footage
Lease Rates	\$16.00 / SF
Operating Costs	\$20.16 / SF (2025 Est.)
Description	Full floor with demising options. Build is primarily offices and meeting/boardrooms. Common area washrooms and elevator access.
Available	Immediate possession

4th Floor

Highlights

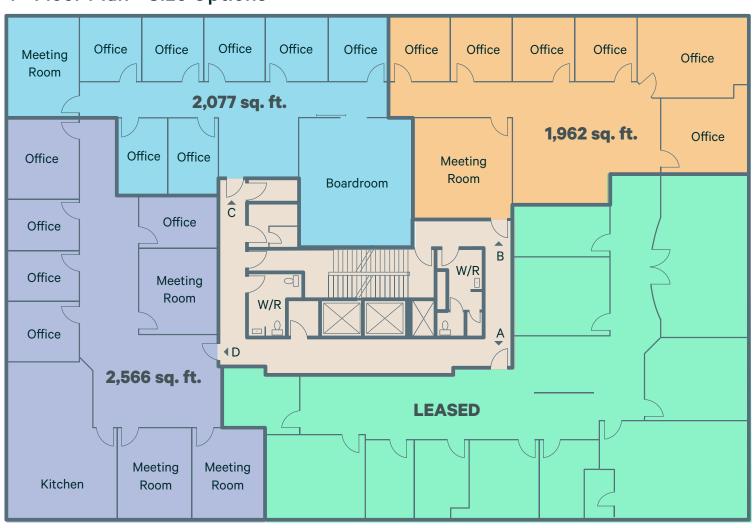
- + Several demising options
- + Demised offices in place
- + Furniture can be included
- + Improvements negotiable
- + Secure Underground Parking







4th Floor Plan - Size Options





Other Local Food & Restaurants

- + Ampersand | 27
- + Freshii
- + Block 1912 Cafe + Blowers & Grafton
- + MEAT
- + The Next Act

+ PACT Coffee

- + Pals Sandwiches
- + Pip

Other Local Retail & Services

- + Anytime Fitness
- + BMO
- + Hotels (Varscona, Mettera)
- + Orangetheory Fitness
- + Scotiabank
- + TD Canada Trust
- + RBC Royal Bank
- YEG Cycle Spin Studio



Minimum of 40 Underground Parking Stalls On-Site

Secure, heated underground parking

Ample public surface parking

Contact Us

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