

124th StreetBusiness Park East

Professionally developed office space, ideally located in the heart of 124th Street, only 5 minutes from the Downtown Core

- Extensive renovations complete, including lobby, parkade and common area upgrades
- Close proximity to public transit, future LRT line, and surrounding amenities including the Brewery District, restaurants, cafes, and more
- Move-in ready suites available immediately
- Flexible demisable units with various buildouts
- Fibre optic Internet available

Asking Net Rental Rate:

\$13.50

Per Square Foot

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View Property Video

Accelerating success.

Property Overview







Close Proximity to Various Surrounding Amenities



Convenient Access to Public Transit and Future LRT Lines

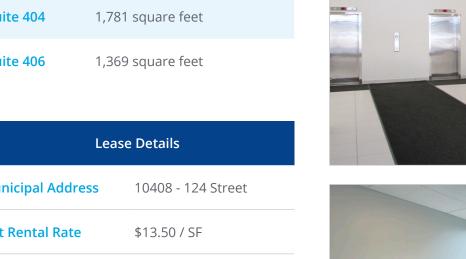


Underground and Visitor Parking Available



Lobby, Parkade & Common Area Renovations Complete

Available Space	
Suite 400	1,562 square feet (available on 30 days notice)
Suite 404	1,781 square feet
Suite 406	1,369 square feet



Municipal Address	10408 - 124 Street
Net Rental Rate	\$13.50 / SF
Operating Costs	\$16.11 / SF (2025)
TI Allowance	Negotiable
Fibre Optic Internet	Available
Underground Parking Stalls Ratio	1:650 SF Leased
Parking Rates	\$180/stall/month (reserved)
Zoning	Mixed Used (MU)



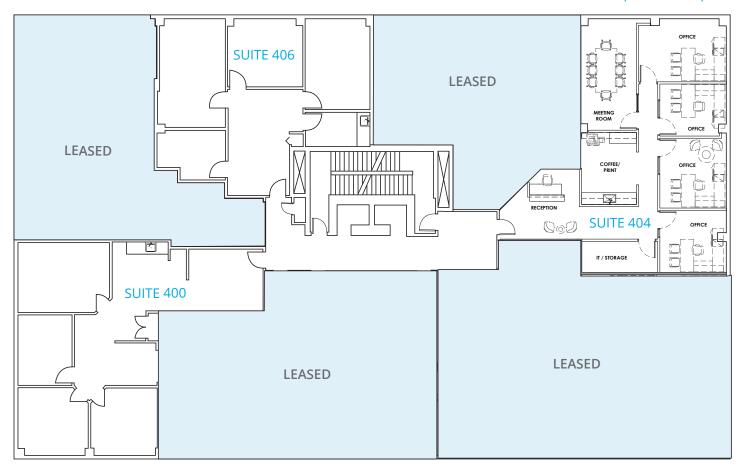




124th Street Business Park East Floor Plans

4th Floor

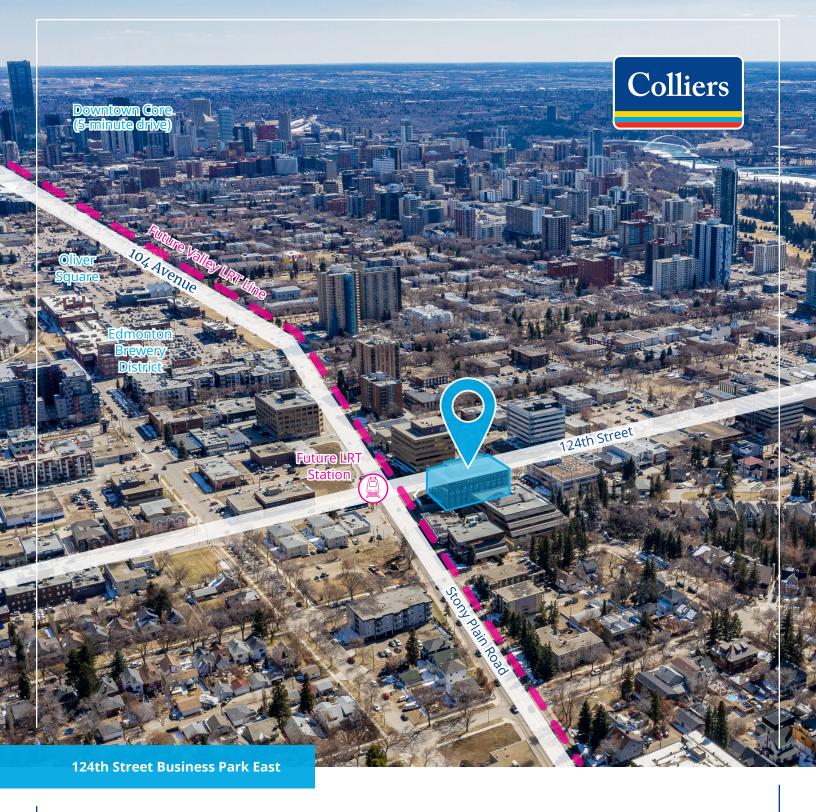
Suite 400: 1,562 SF - Developed office space **Suite 404:** 1,781 SF - *Concept plan for illustration* **Suite 406:** 1,369 SF - Developed office space











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