



Plaza 124

HIGH QUALITY PROFESSIONAL OFFICE SPACE IN EDMONTON'S MOST VIBRANT NEIGHBOURHOOD

The Opportunity



Office Spaces | For Lease

Class A office space nestled in the heart of Edmonton's most vibrant neighbourhood; Plaza 124 is where business meets balance with an abundance of amenities designed to support tenants.



NEW COMMON BOARDROOM UNDERWAY

With various ready-to-lease options, and exclusive boardrooms for tenant use, finding the perfect space for you has never been easier.



CONVENIENT ON-SITE BICYCLE FACILITIES

Centrally located with nearby access to public transit & designated bike lanes makes Plaza 124 an ideal location for a shorter commute.



EXCLUSIVE GYM ACCESS

Elevate your wellness and enjoy tenant exclusive on-site gym access for a healthier working you, right at the office.



STEPS AWAY FROM HOT SPOTS TO EAT

Whether for a quick break or an upscale dining experience, discover some of Edmonton's best coffee shops & local restaurants just steps away.

Welcome to Plaza 124

Plaza 124 tenants can utilize the buildings pet-friendly policies, on-site fitness centre and secure bike parking for a healthy work-life balance. Businesses have exterior pylon signage options, access to professional property management services and on-site security personnel. Explore the nearby river valley on foot or hop on the public transit routes, including the future Valley Line. Indulge in a variety of dining, shopping, and service options just steps away. Plaza 124 is where convenience, creativity, and community converge.







Leasing Details



ASKING NET RENT

\$16.00 - \$18.00 PSF



ADDITIONAL RENT

\$16.35 PSF (2024)



TENANT INDUCEMENTS

Contact Listing Agent



TENANT PARKING

1 stall / 750 sq. ft. (underground) \$175.00 (unreserved) \$275.00 (reserved) \$235.00 (tandem)



VISITOR PARKING

Hourly & paid parking available Electric vehicle charging stations



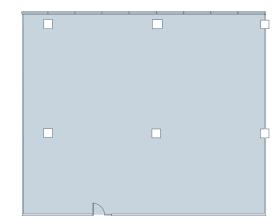
Office Spaces | For Lease

Suite 200

3,396 square feet

Raw

- + Ready for improvements
- + Prime elevator exposure
- + Great natural light



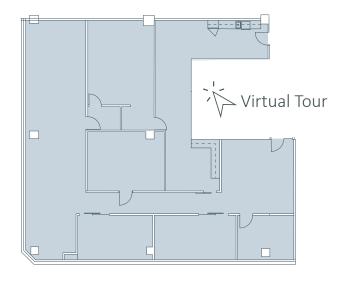
Suite 210

3,431

Developed

Available 60 days notice

- + Reception
- + 3 large offices
- + Meeting room
- + Boardroom
- + Open work area
- + Kitchenette & storage



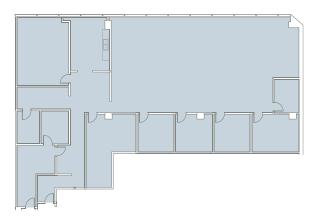
Suite 230

4,144 square feet

Developed

Available August 2025

- + Private offices
- + Reception/waiting area
- + Kitchenette
- + Boardroom
- + Meeting Room
- + Open work area



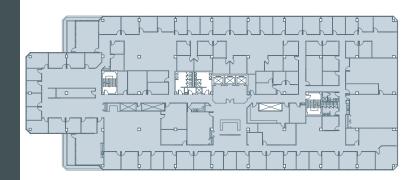


Suite 300

28,434 square feet

Developed

- + Full floor opportunity
- + Mix of offices & open area



Suite 406

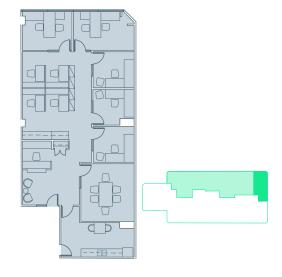
2,005

Future Show Suite

Available August 2025

- + 5 offices
- + Open work area
- + Meeting room
- + Kitchenette
- + Reception
- + Contiguous to 12,177 SF

Furniture not included



Suite 408

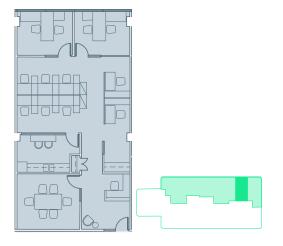
1,590 square feet

Future Show Suite

Available August 2025

- + 2 offices
- + Open work area
- + Meeting room
- + Kitchenette
- + Reception
- + Contiguous to 12,177 SF

Furniture not included





4th Floor Availabilites

West Side Suites

12,177 square feet

Developed

- + Turnkey suites available
- + Demisable to 1,590 SF
- + Contiguous to 12,177 SF



East Side Suites

8,527

Developed

- + Turnkey suites available
- + Demisable to ~1,900 SF
- + Contiguous to 8,527 SF





Cafés & Bakeries

- + Bloom Cookie Co.
- + Remedy Café
- + Duchess Bakeshop
- + Destination Donuts
- + Credo Coffee

Shopping & Services

- + The Pampered Puppy
- + Scarpe Diem Shoes
- + Loblaws City Market
- + The Fixx
- + Lightform

Health & Wellness

- + InStep Physio
- + Black Tusk Crossfit
- + Lion's Breath Yoga
- + YEG Cycle
- + Guardian Dental

Arts & Culture

- + Bearclaw Gallery
- + Scott Gallery
- + West End Gallery
- + Lotus Gallery
- + The Front Gallery

Contact Us

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.

