



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# WESTERN SUPPLIES BUILDING

10722 103 Avenue, Edmonton, AB

**FOR LEASE**  
780 420 1177

**\$10.00 PER SF**

**CHARACTER OFFICE SPACE**

**RENT REDUCTION**

**1,820 SF, 1,064 SF, 1,383 SF AND 820 SF OFFICE SPACE FOR LEASE**  
**(MAIN FLOOR CONTIGUOUS SPACE - 3,267 SF)**

## PROPERTY HIGHLIGHTS

- Character space, open beam, and brick finishing
- Excellent location, close to all amenities
- In the heart of downtown right off Jasper Avenue
- Parking stalls available at an additional cost
- Walking distance to the Corona LRT station

### Dustin Bateyko

Partner

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### CUSHMAN & WAKEFIELD Edmonton

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# PROPERTY DETAILS

**Municipal Address:** 10722 103 Avenue, Edmonton, AB

**Operating Costs:**

\$13.00 (2023 est.)

**Legal Description:** Suite 100 - 1,383 SF  
Suite 101 - 1,820 SF  
(Former medical office)  
Suite 102 - 1,064 SF  
Suite 103 - 820 SF  
Suite 100, 102, 103 - 3,267 SF  
(Contiguous)

Includes property tax, building insurance, utilities and common area janitorial services

**Availability:**

Immediately

**Parking:**

Suite 100 - 3 Surface parking stalls at \$130 per stall per month  
Suite 101 - 3 Surface parking stalls at \$130 per stall per month  
Suite 102 - 3 surface parking stalls at \$140 per stall per month  
Suite 103 - 2 Surface parking stalls at \$130 per stall per month

**Lease Term:** 5 years

**Lease Rate:** **\$10.00 PER SF**

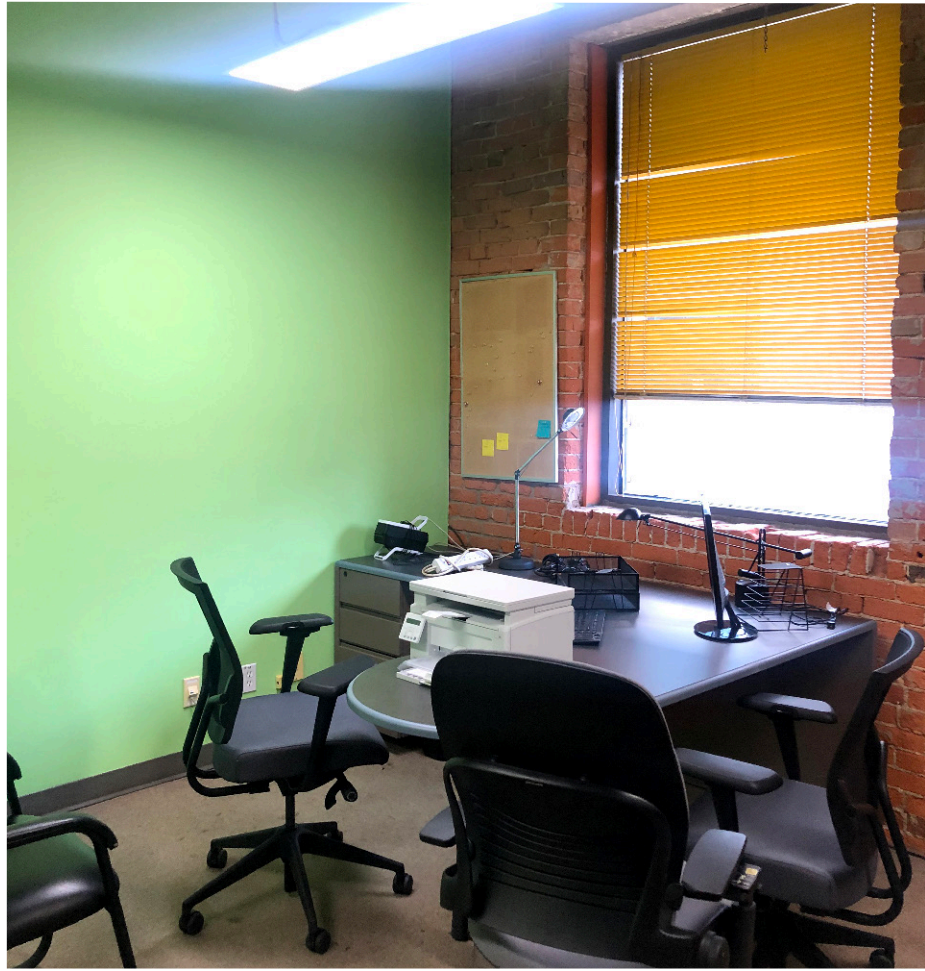
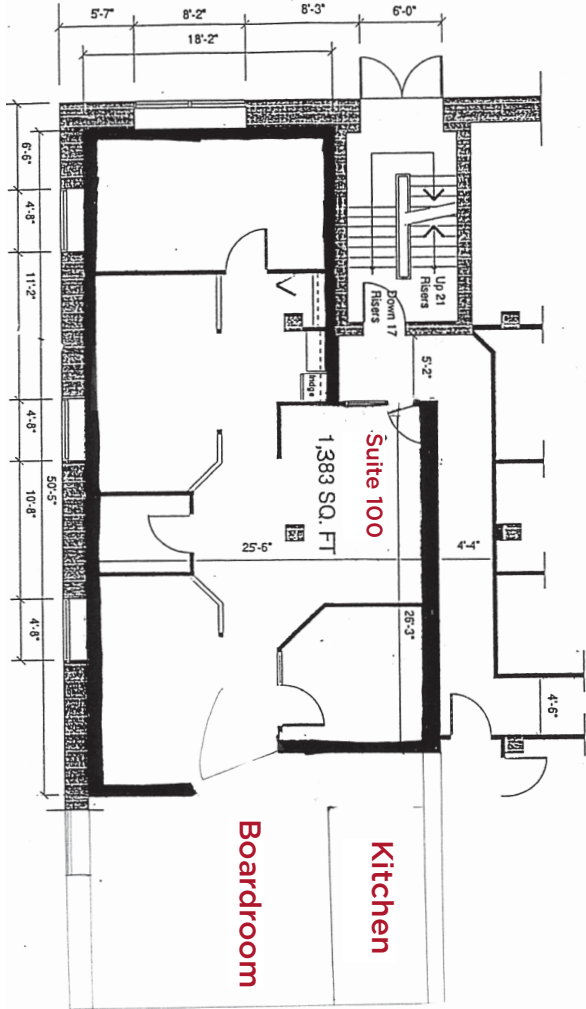
## AERIAL



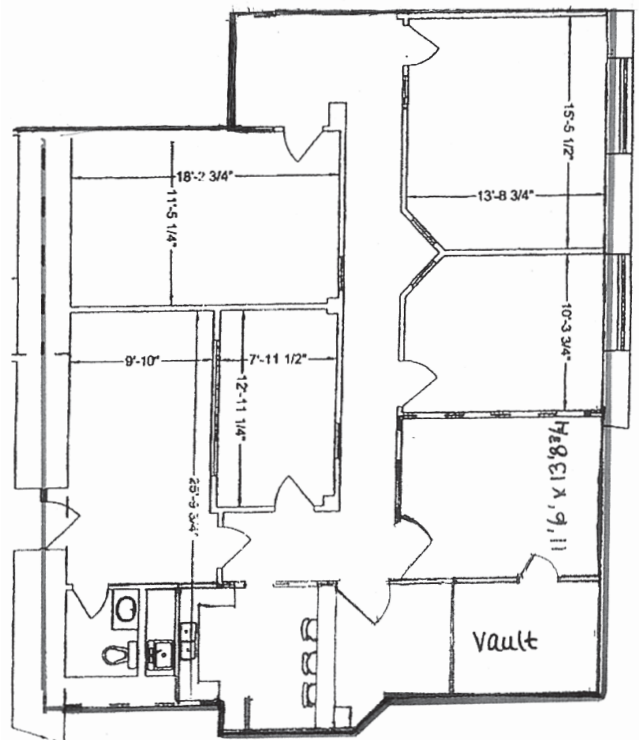
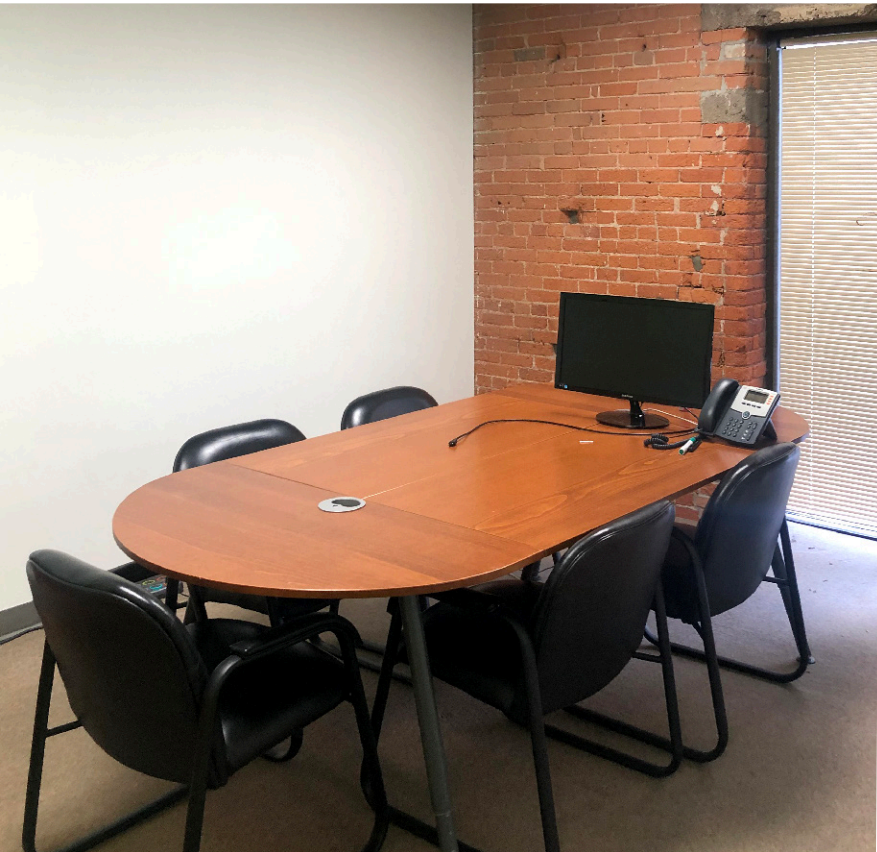


# SUITE 100 | FLOOR PLAN

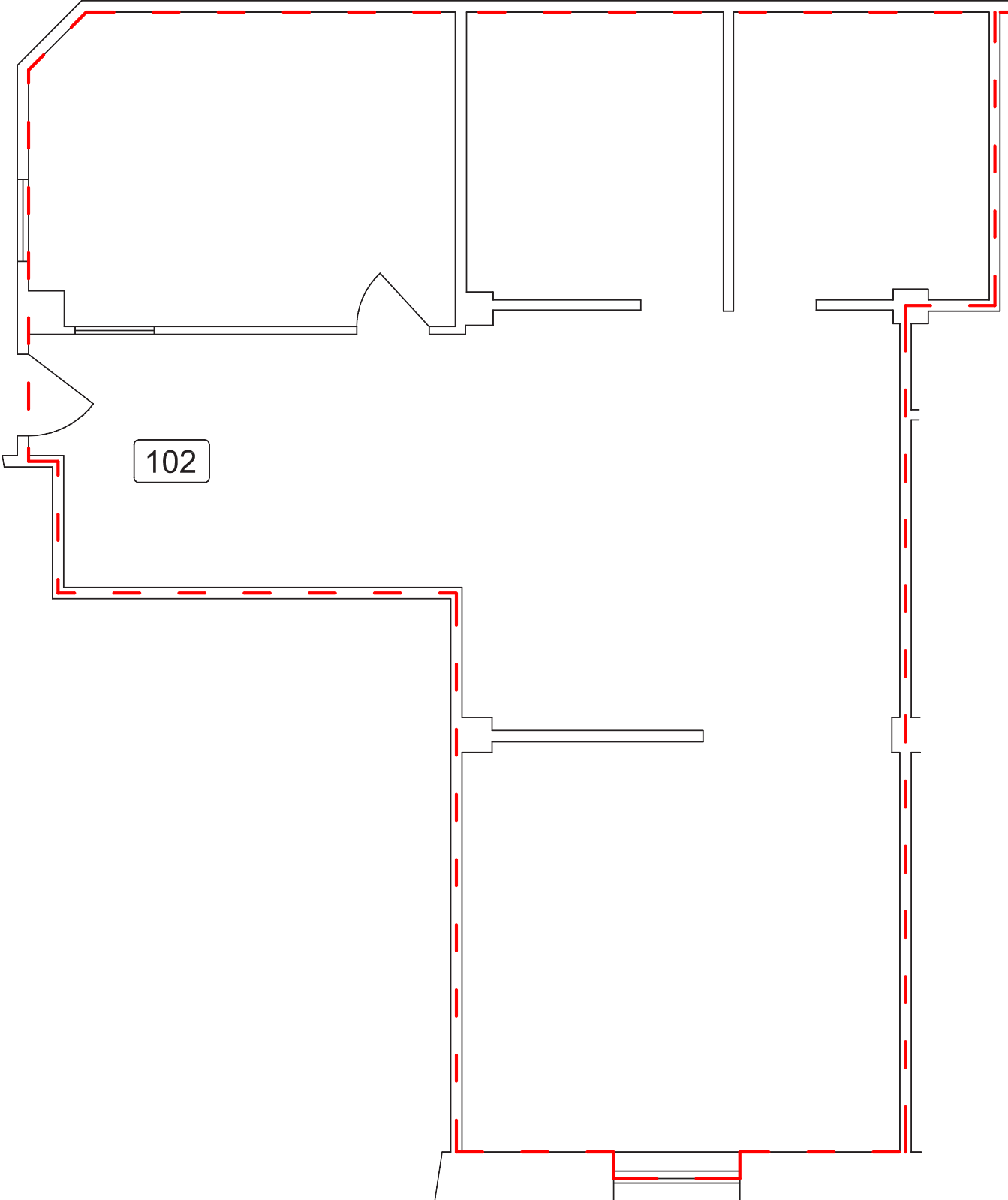
# SUITE 100 PROPERTY PHOTOS



# SUITE 101 | FLOOR PLAN

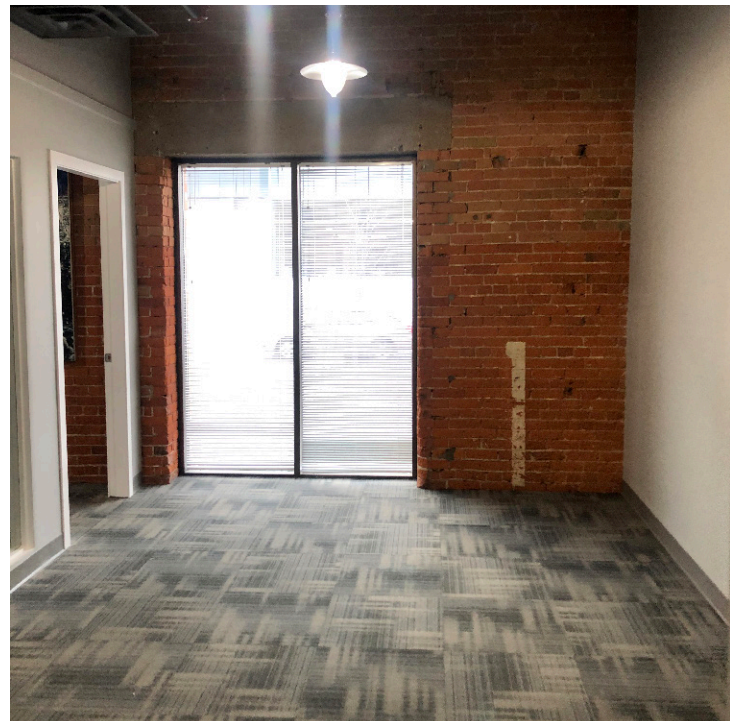
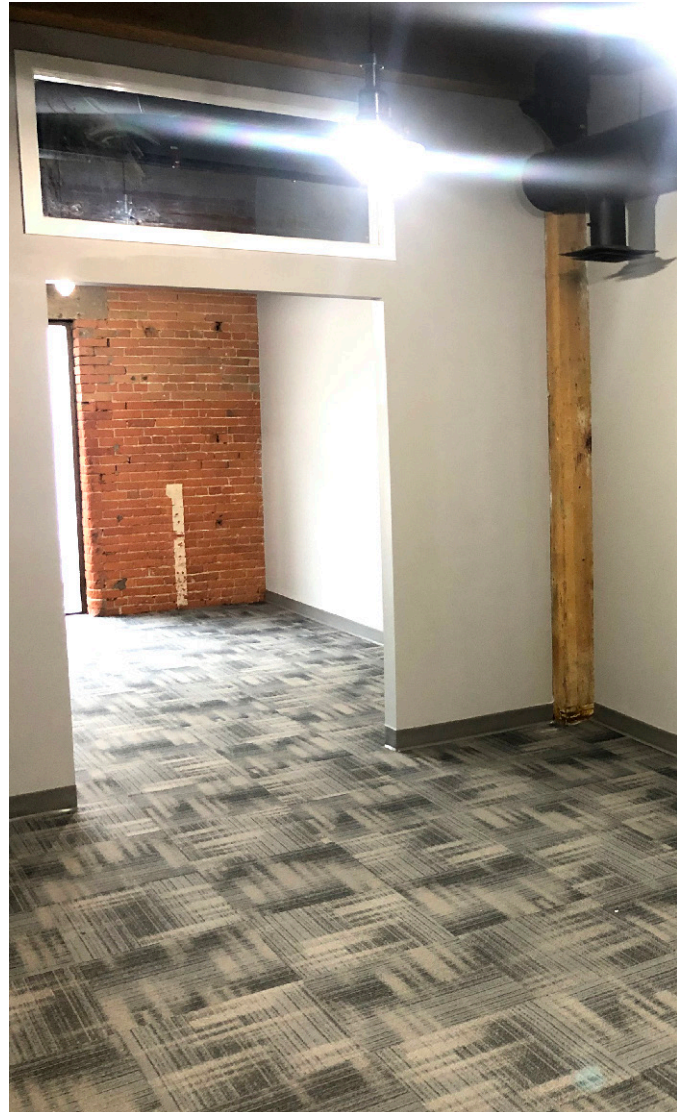
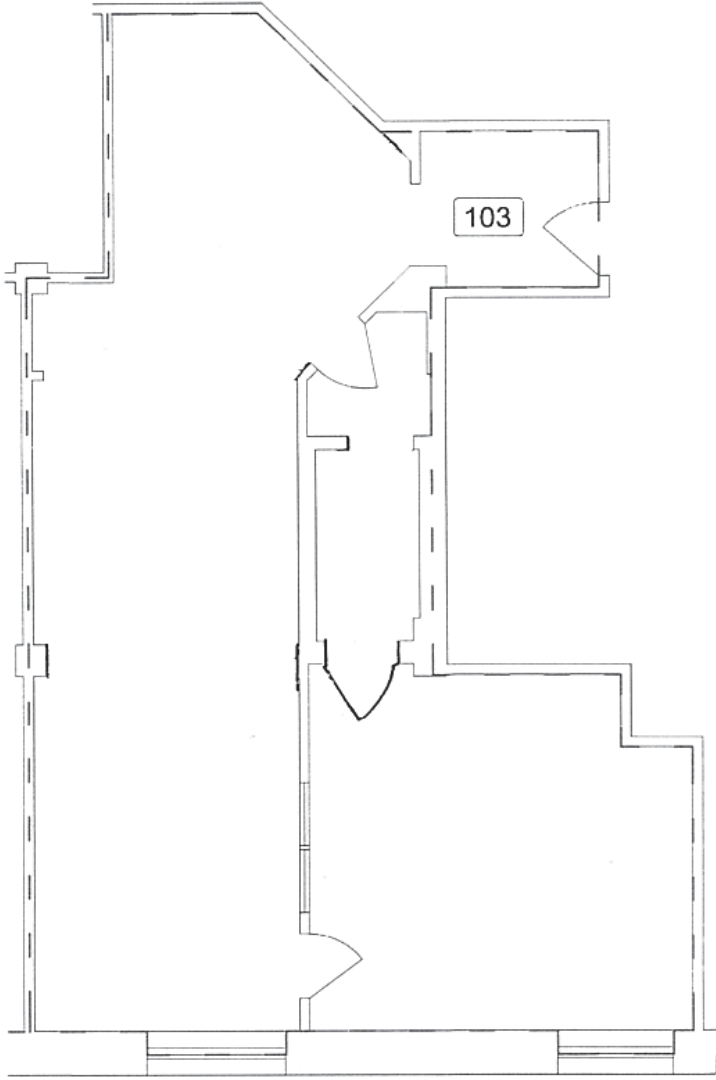


SUITE 102 | FLOOR PLAN





SUITE 103





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