



108 Street Building

9942 108 St NW, Edmonton, Alberta T5K 1C5

Angela Wu-Kemp
Director, Leasing
GWLRA

[587 412 5580](tel:5874125580)

angela.wukemp@gwlr.com

110_	Suite Size 2,615 sf	Availability Immediately	Type Office	Rate Inquire
	Total Additional Rent \$ 15.71 /sf			
	Suite Notes Located on the main floor of the 108th Street Building, this 2,615 square foot suite is ideal for a commercial unit. Just north of the Alberta Legislative Building, with access to 109th Street and Jasper Avenue.			
1000	Suite Size 2,214 sf	Maximum Contiguous 15,262 sf	Availability Immediately	Type Office
	Rate Inquire	Total Additional Rent \$ 15.71 /sf		
	Suite Notes This move in ready show suite is comprised of 2,214 sq. ft. open office concept with 1 meeting room, 1 large private office, coffee counter/kitchenette. When combined with suite 1010, this availability offers a max contiguous area 15,262 square feet. Situated in the government district, the 108th Street Building is just north of the Alberta Legislature Grounds in Downtown Edmonton.			
110	Suite Size 2,615 sf	Availability Immediately	Type Retail	Rate Inquire
	Total Additional Rent \$ 15.71 /sf			
	Suite Notes Located on the main floor of the 108th Street Building, this 2,615 square foot suite is ideal for a commercial unit. Just north of the Alberta Legislative Building, with access to 109th Street and Jasper Avenue.			
810	Suite Size 8,699 sf	Minimum Divisible 2,000 sf	Maximum Contiguous 24,000 sf	Availability Immediately
	Type Office	Rate Inquire	Total Additional Rent \$ 15.71 /sf	
	Suite Notes Located on the 8th floor, this office suite can be demised from 2,000 sq.ft. up to 8699 sq. ft. With the ability to be combined with multiple floors, this suite allows for a max contiguous space of up to 23,959 sq.ft. Situated in the government district, the 108th Street Building is just north of the Alberta Legislature Grounds in Downtown Edmonton.			
410	Suite Size 3,288 sf	Maximum Contiguous 10,927 sf	Availability Immediately	Type Office
	Rate Inquire	Total Additional Rent \$ 15.71 /sf		
	Suite Notes Comprised of 3,288 sq. ft., this office suite can be combined with suite 401 for a max contiguous space of 10,927 sq. ft. Situated in the government district, the 108th Street Building is just north of the Alberta Legislature Grounds in Downtown Edmonton.			

Availability Report

Dec 17, 2024 | 1 building | 8 suites

401	Suite Size 7,639 sf	Minimum Divisible 2,000 sf	Maximum Contiguous 10,927 sf	Availability Immediately
	Type Office	Rate Inquire	Total Additional Rent \$ 15.71 /sf	
	Suite Notes Comprised of 7,639 sq. ft., this office suite can be combined with suite 410 for a max contiguous space of 10,927 sq. ft. Situated in the government district, the 108th Street Building is just north of the Alberta Legislature Grounds in Downtown Edmonton.			
1010	Suite Size 13,048 sf	Minimum Divisible 2,214 sf	Maximum Contiguous 15,262 sf	Availability Immediately
	Type Office	Rate Inquire	Total Additional Rent \$ 15.71 /sf	
	Suite Notes Located on the 10th floor, this office suite is comprised of 13,048 sq.ft. of open area concept workstations, kitchen and office. When combined with suite 1000, this availability offers a max contiguous area 15,262 square feet. Situated in the government district, the 108th Street Building is just north of the Alberta Legislature Grounds in Downtown Edmonton.			
700	Suite Size 15,260 sf	Minimum Divisible 2,000 sf	Maximum Contiguous 23,959 sf	Availability Immediately
	Type Office	Rate Inquire	Total Additional Rent \$ 15.71 /sf	
	Suite Notes Located on the 7th floor, this office suite can be demised from 2,000 sq.ft. up to 15,260 sq. ft. With the ability to be combined with multiple floors, this suite allows for a max contiguous space of up to 23,959 sq. ft. Situated in the government district, the 108th Street Building is just north of the Alberta Legislature Grounds in Downtown Edmonton.			