



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

WESTERN SUPPLIES BUILDING

10722 103 Avenue, Edmonton, AB

FOR LEASE
760 420 1177

\$10.00 PER SF

CHARACTER OFFICE SPACE

RENT REDUCTION

1,820 SF AND 1,383 SF OFFICE SPACE FOR LEASE

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

780 702 4257

dustin.bateyko@cwedm.com

**CUSHMAN & WAKEFIELD
Edmonton**

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

www.cwedm.com

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PROPERTY DETAILS

Municipal Address: 10722 103 Avenue, Edmonton, AB

Legal Description: Suite 100 - 1,383 SF
Suite 101 - 1,820 SF
(Former medical office)

Lease Term: 5 years

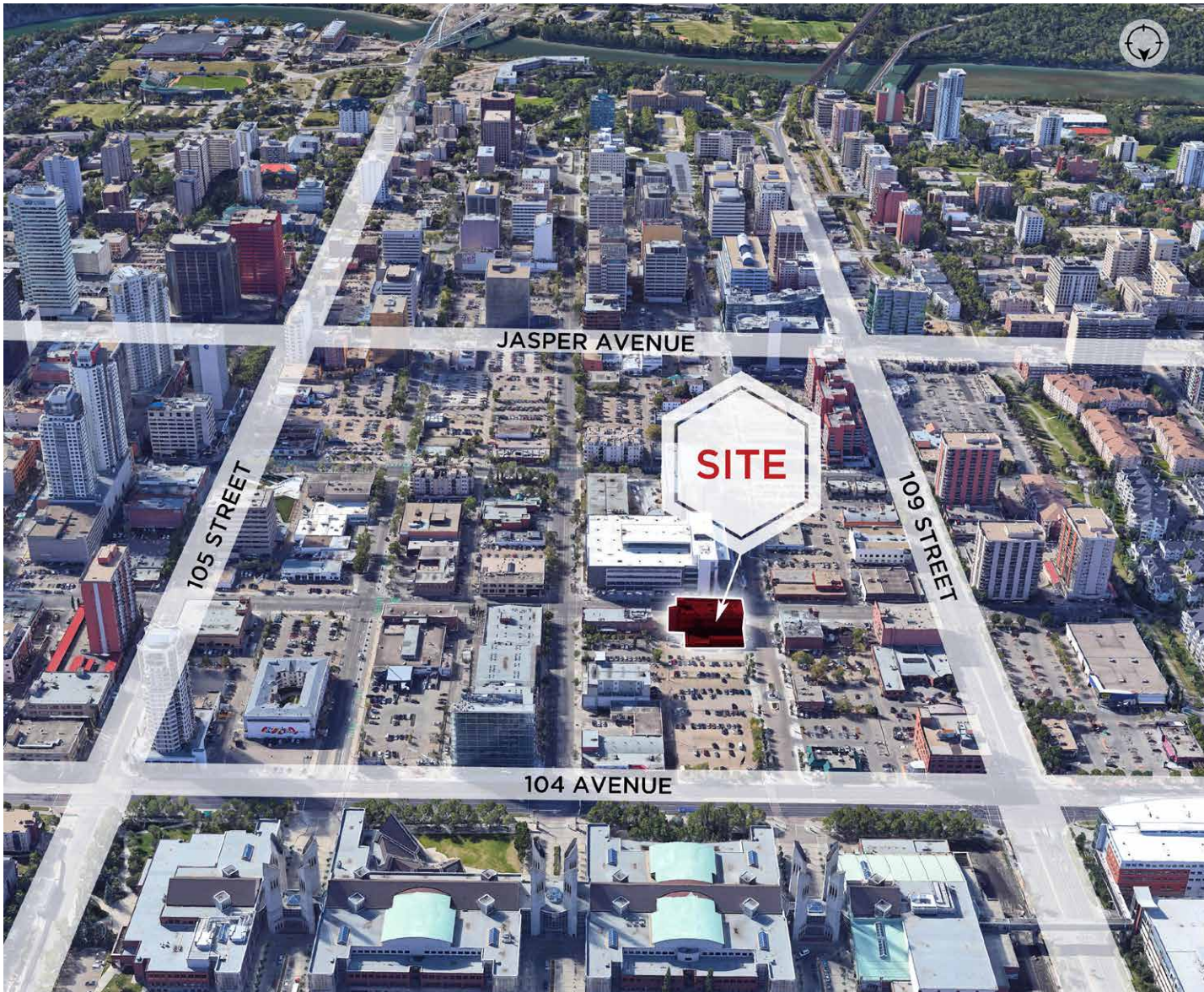
Lease Rate: **\$10.00 PER SF**

Operating Costs: \$14.27 (2024 est.)
Includes property tax, building insurance, utilities and common area janitorial services

Availability: Immediately

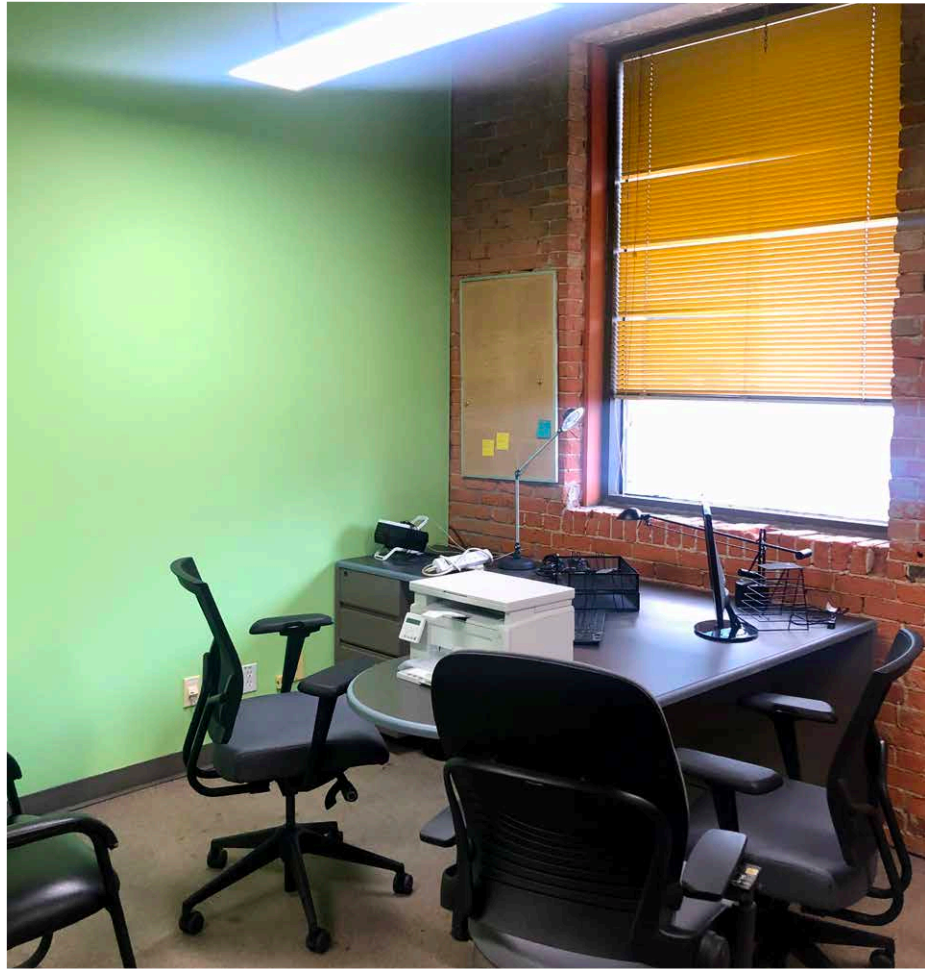
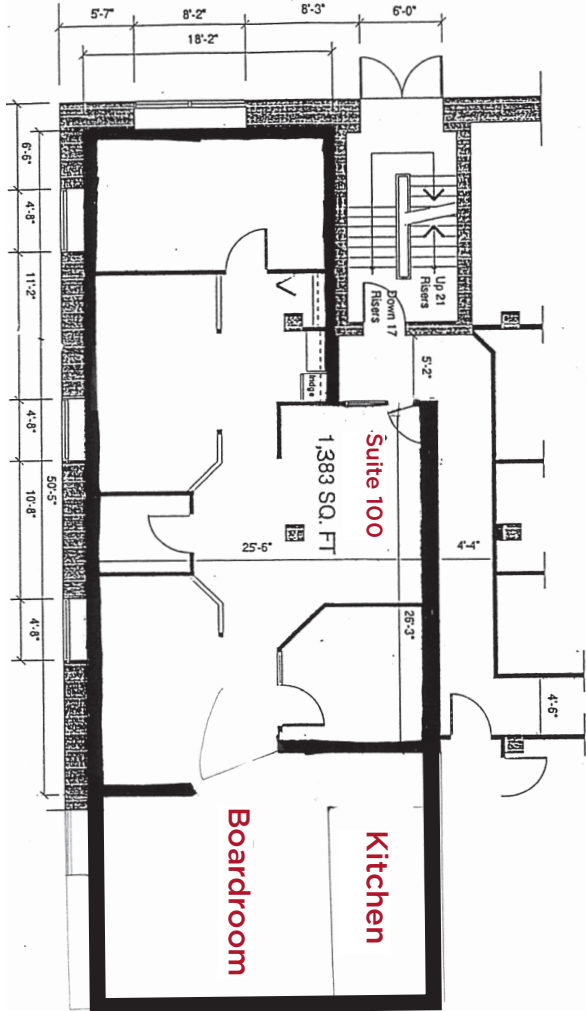
Parking: Suite 100 - 3 Surface parking stalls at \$130 per stall per month
Suite 101 - 3 Surface parking stalls at \$130 per stall per month

AERIAL

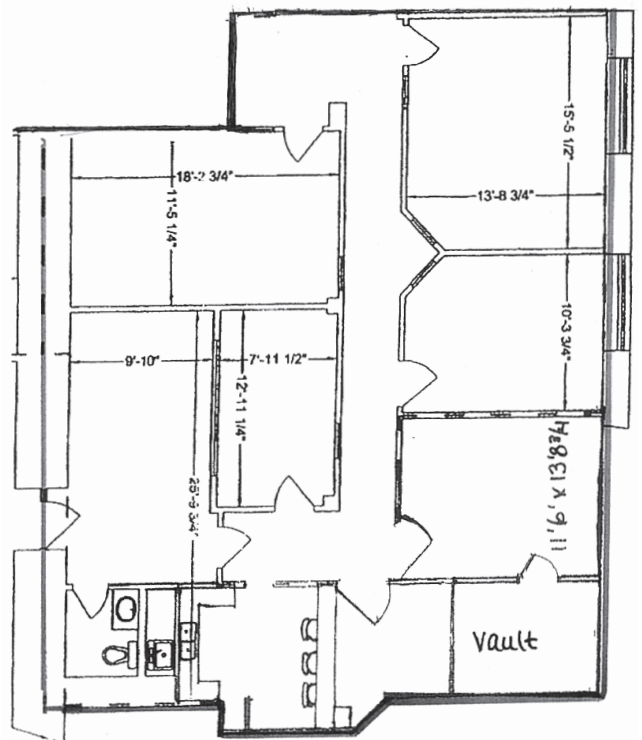
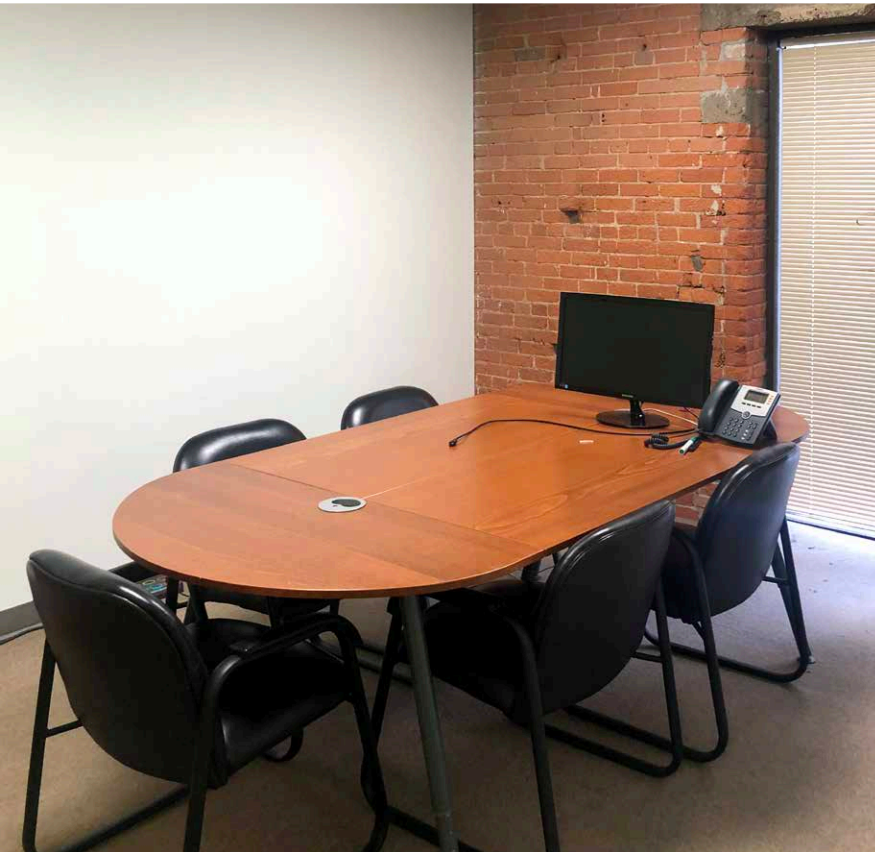


SUITE 100 | FLOOR PLAN

SUITE 100 PROPERTY PHOTOS



SUITE 101 | FLOOR PLAN





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