

GROSS RATE



Built Out Move in Ready Office Space

Property Highlights

- Well managed and locally owned (Melcor Reit)
- Good location within Downtown core
- Close Proximity to various amenities and restaurants (Rosewood Café, Sherlock's Pub, Craft Beer Market, Bianco & Lui Chi's)
- Fibre Optics in the Building
- Competitive Operating Costs
- LRT access near by



Nicholas Hrebien

Associate

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CUSHMAN & WAKEFIELD

Edmonton

Suite 2700, TD Tower

10088 - 102 Avenue

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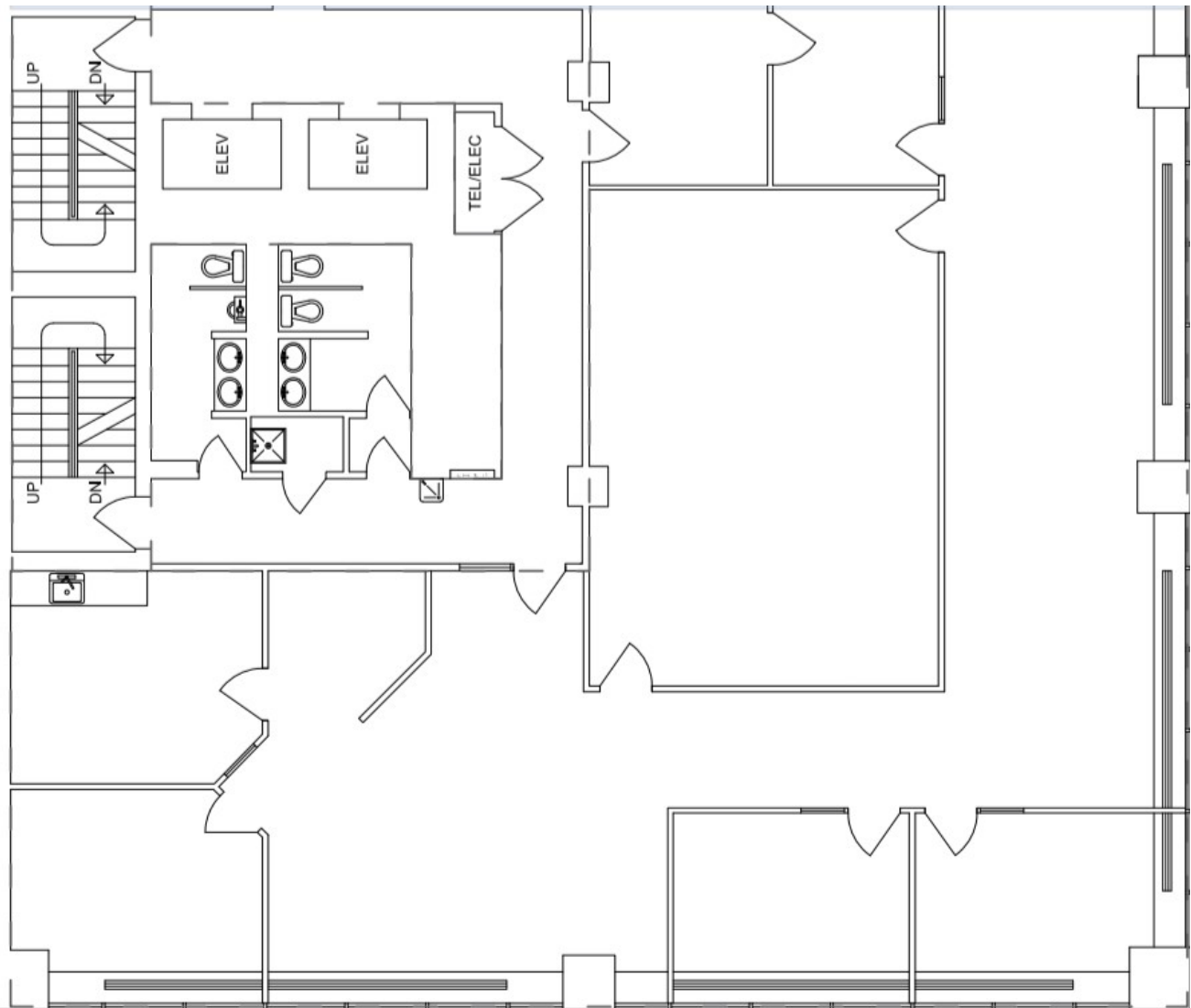
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Property Details

Municipal Address:	#200, 10150 100 Street NW, Edmonton, AB
Legal Description:	Lot 33, Plan F
Zoning:	Core Commercial Arts Zone (CCA)
Neighbourhood:	Downtown
Size:	3,266 SF

Asking Rate:	\$24.00 Gross
Lease Expiry:	March 31, 2025
Available:	Immediately
Parking:	Ample Street Parking & Offsite
Operating Costs:	\$15.91 per SF
Furniture:	Negotiable

Floor Plan



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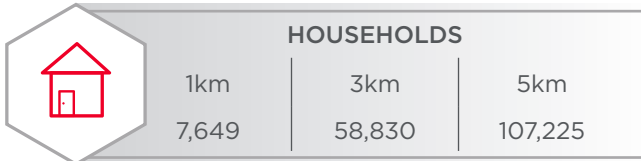
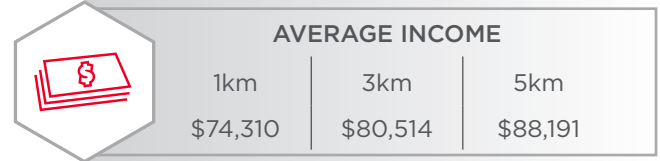
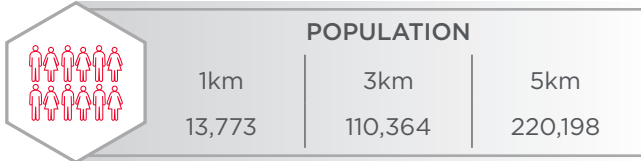
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Demographics



Property Photos



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