



**10441 - 124 STREET | EDMONTON, AB | SECOND FLOOR OFFICE UNITS**

**PROPERTY DESCRIPTION**

- Multiple second-floor walk-up office units available.
- Bright spaces featuring multiple windows and common washrooms.
- Excellent location fronting busy 124 Street with quick access to Stony Plain Road.
- Less than 10 minutes from Downtown Edmonton, with close proximity to Glenora, Oliver, and Westmount neighborhoods.



**HARRIS VALDES**

Associate  
778 386 1032  
hvaldes@naiedmonton.com

**DAN BUDMAN**

Vice President, Office Division  
587 338 3338  
dbudman@naiedmonton.com

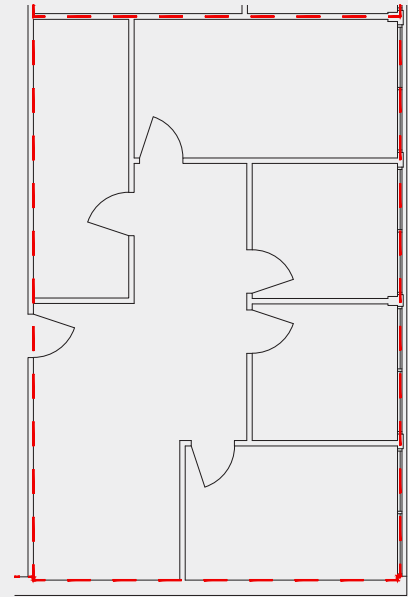
**DON ROBINSON**

Senior Associate  
780 655 5667  
drobinson@naiedmonton.com



UNIT 202

SIZE	1,167 sq.ft.±
LEGAL DESCRIPTION	Plan RN22 Blk 22 Lot 2,3
AVAILABLE	Immediate
ZONING	Mixed Use (MU)
LEASE TERM	3-10 years
NET LEASE RATE	Starting at \$12.00/sq.ft./annum
OPERATING COSTS	\$17.62/sq.ft./annum (2026 estimate) Includes the Tenants proportionate share of property tax, common area maintenance, management fees and utilities (gas, water and power)

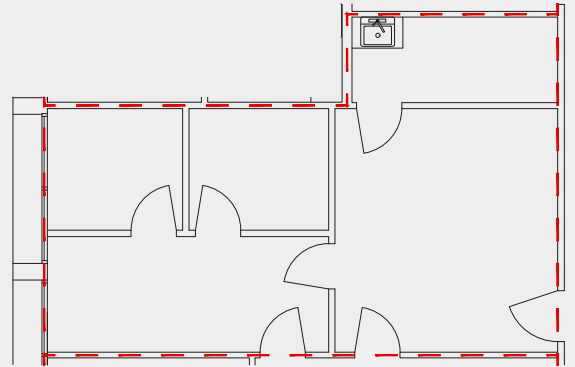


FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



UNIT 203

SIZE	601 sq.ft.±
LEGAL DESCRIPTION	Plan RN22 Blk 22 Lot 2,3
AVAILABLE	30 days notice
ZONING	Mixed Use (MU)
LEASE TERM	3-10 years
NET LEASE RATE	Starting at \$12.00/sq.ft./annum
OPERATING COSTS	\$17.62/sq.ft./annum (2026 estimate) Includes the Tenants proportionate share of property tax, common area maintenance, management fees and utilities (gas, water and power)

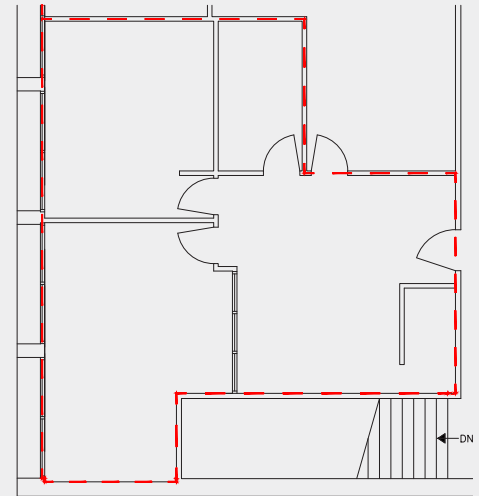


FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



UNIT 205

SIZE	903 sq.ft.±
LEGAL DESCRIPTION	Plan RN22 Blk 22 Lot 2,3
AVAILABLE	Immediate
ZONING	Mixed Use (MU)
LEASE TERM	3-10 years
NET LEASE RATE	Starting at \$12.00/sq.ft./annum
OPERATING COSTS	\$17.62/sq.ft./annum (2026 estimate) Includes the Tenants proportionate share of property tax, common area maintenance, management fees and utilities (gas, water and power)



FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE

