

For Lease
Guardian Building
681 - 10,062 sq.ft.±



10240 - 124 Street
Edmonton, Alberta

Property Features:

- Office space from 681 - 10,062 sq.ft.±
- Excellent location with exposure to 10,000 vehicles per day along 124 Street
- Convenient access to downtown Edmonton and Stony Plain Road
- Heated underground parking
- Professionally managed
- Building has undergone recent renovations to common area facilities

Kevin Mockford

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Gordie Lough

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Drew Joslin

780 540 9100
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Additional Information:

AREA AVAILABLE	681 sq.ft.± to 10,062 sq.ft.±
LEGAL DESCRIPTION	Plan RN22, Block 33, Lots 17, 18, 19 & 20
AVAILABLE	Immediately
ZONING	Mixed Use (MU)
PARKING	Heated underground (\$220/month/ stall); Metered parking
NET RENTAL RATE	Negotiable
OPERATING COSTS	\$15.50/sq.ft./annum (2023 estimate) includes in-suite janitorial, property taxes, building insurance, common area maintenance, property management and utilities (gas, water, power)
TENANT IMPROVEMENT ALLOWANCE	Negotiable

Kevin Mockford

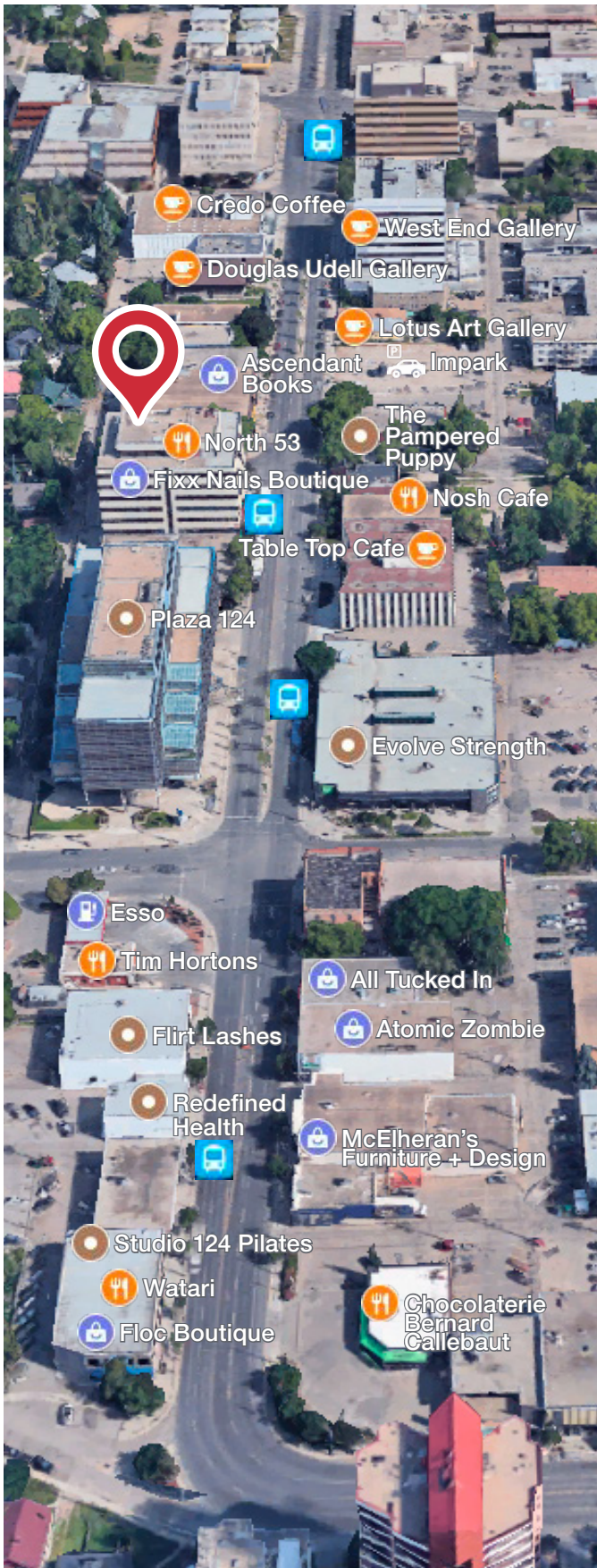
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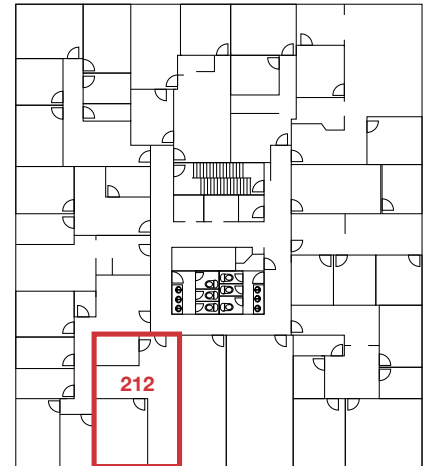
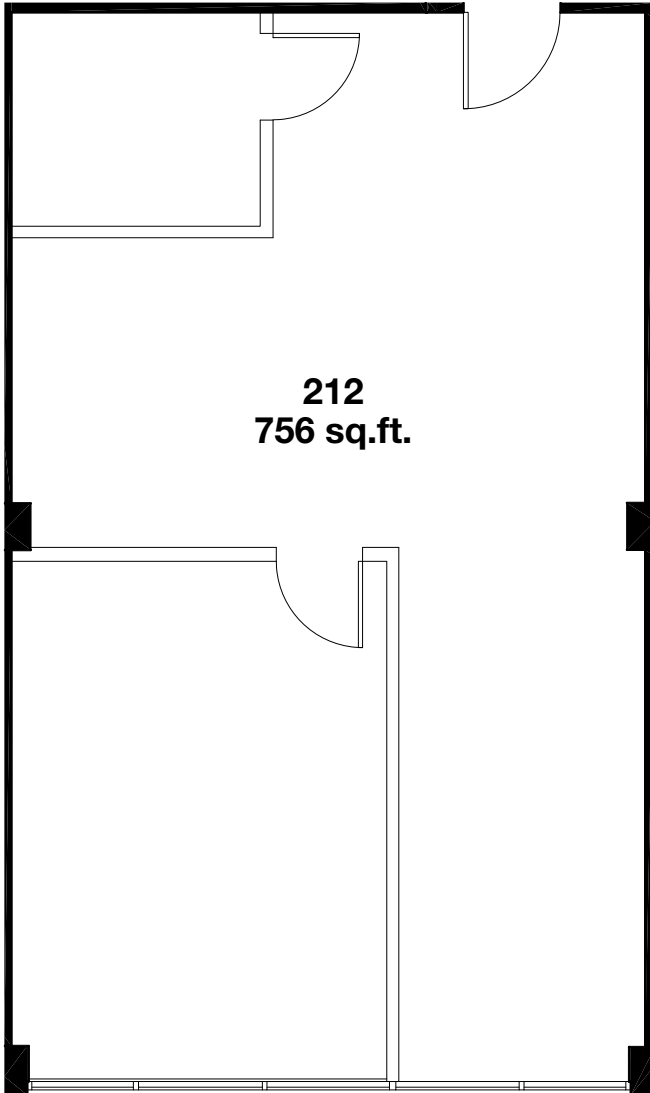
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For Lease
Guardian Building
Second Floor



*NOT TO SCALE

*TENANT TO VERIFY MEASUREMENTS

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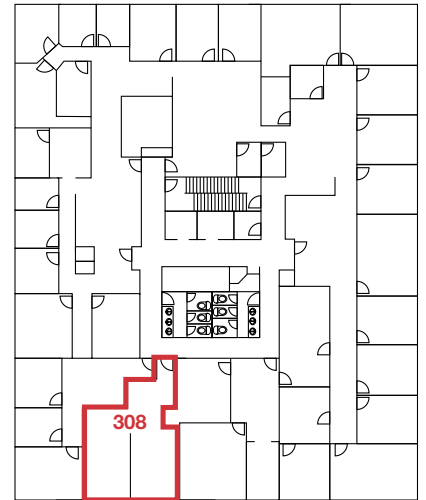
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For Lease
Guardian Building
Third Floor



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308
681 sq.ft.

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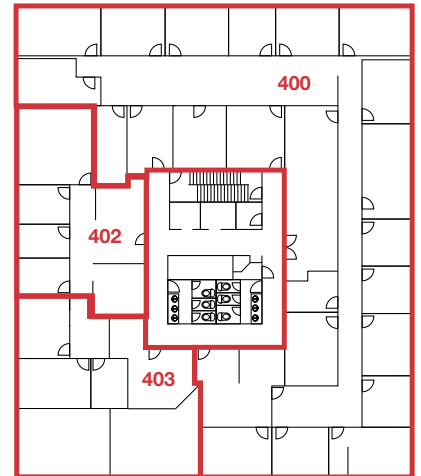
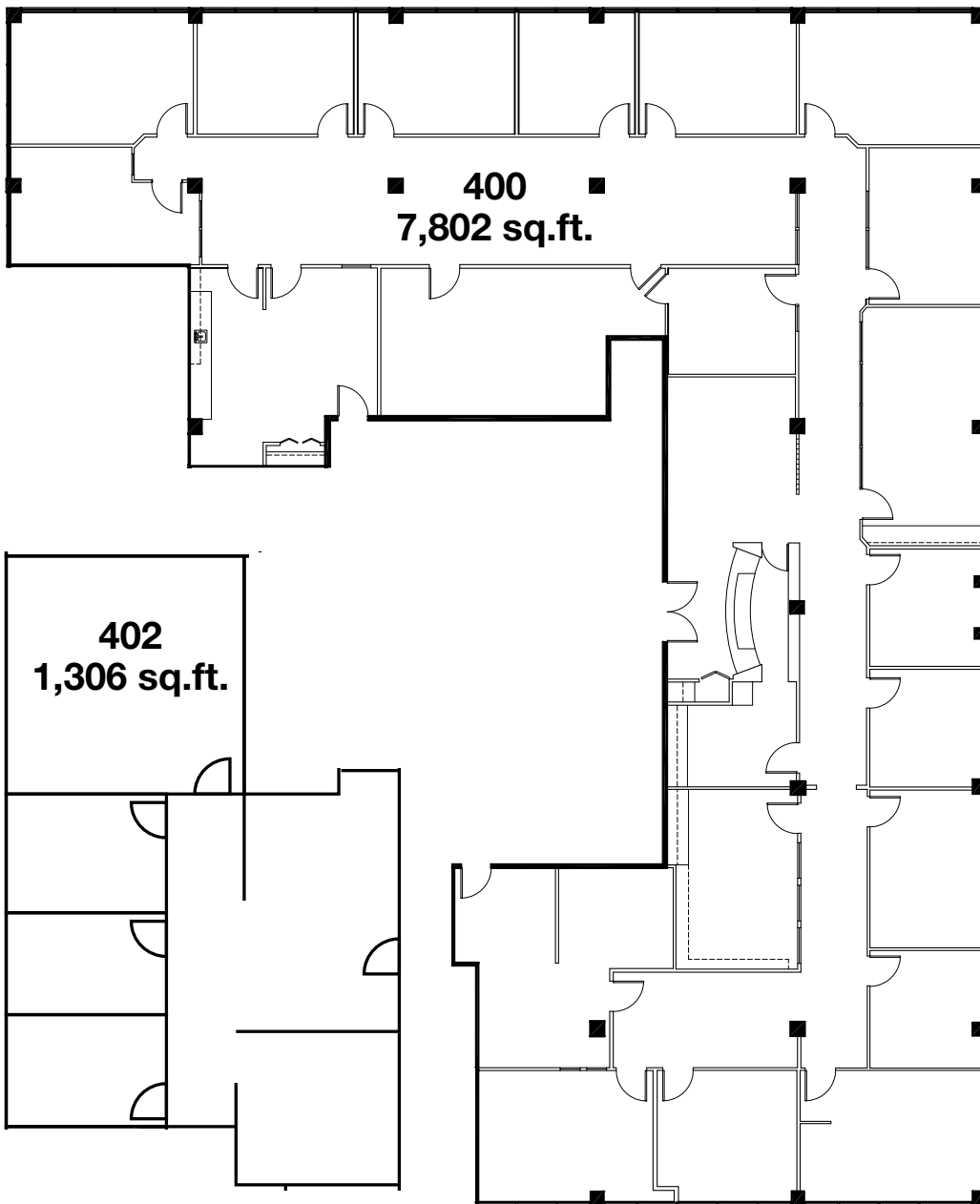
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For Lease
Guardian Building
Fourth Floor



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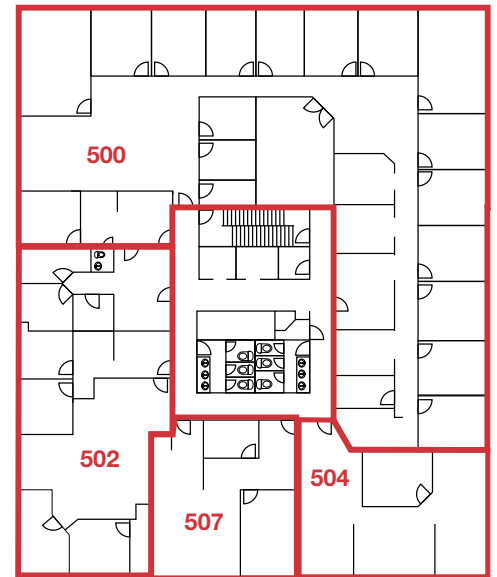
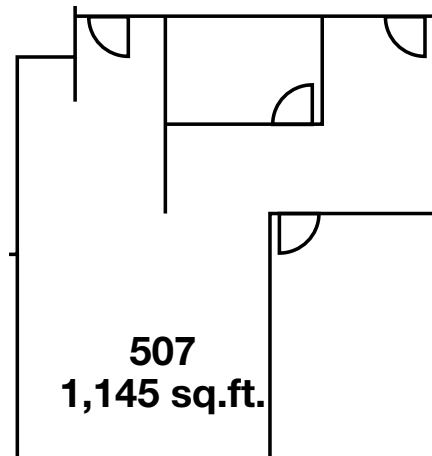
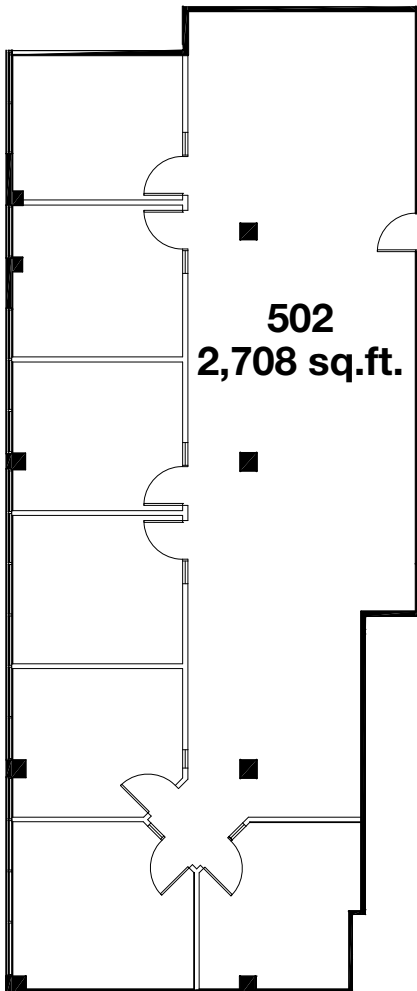
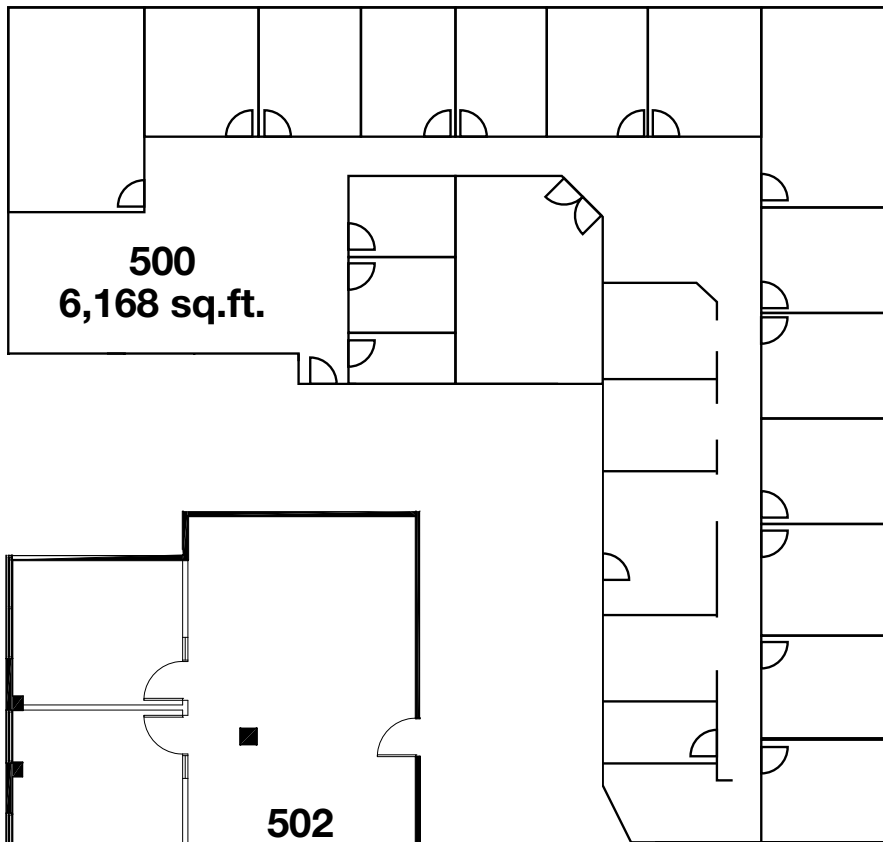
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For Lease
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Fifth Floor



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