

OFFICE FOR LEASE

Baker Centre

10025 – 106 Street
Edmonton, AB

**AVISON
YOUNG**

Get more information

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Offering summary

Rental Rate:	Starting at \$8.00 psf
Additional Rent:	\$19.85 psf (2025)
Parking Ratio:	1.6 stalls per 1,000 sf
Parking Rates:	\$275/month above ground \$325/month underground
HVAC Hours:	6:00 am – 6:00 pm Monday – Friday

Extensive lobby and common area redevelopment completed.

Building signage and naming rights available.

Move in ready suites available.

Patio available for tenant use.

On site security 7:00 am – 5:00 pm,
Monday – Friday.

An abundance of nearby amenities including Bar Oro Caffé & Roastery, The Marc, Coffee Bureau, Olly Fresco's, Cora, Lock Stock Coffee, Starbucks and more.

Available suite details

Main Floor	
Suite 10023	3,546 sf
Suite 101	1,315 sf
Suite 104	1,559 sf
Under 3,000 sf	
Suite 501	2,371 sf
Suite 601	2,442 sf
Suite 602	1,341 sf
Suite 704	1,703 sf
Suite 707	1,451 sf
Suite 708	2,041 sf
Suite 801	2,669 sf
3,000 sf - 6,000 sf	
Suite 505	3,493 sf <i>(Contiguous with suite 501: 5,864 sf)</i>
Suite 600	3,867 sf <i>(Contiguous with suite 601: 6,309 sf)</i>
Suite 701	5,701 sf <i>(Contiguous with suites 704, 707, 708: up to 10,896 sf)</i>
Suite 800	5,944 sf <i>(Contiguous with suites 801 & 802: up to 12,129 sf)</i>
Suite 802	3,516 sf <i>(Contiguous with suites 800 & 801: up to 12,129 sf)</i>
Suite 900	3,280 sf
Suite 1001	4,262 sf
Suite 1400	3,245 sf
Over 6,000 sf	
Suite 400	8,827 sf
7th Floor	12,105 sf
8th Floor	12,129 sf
15th Floor	11,911 sf



Showsuite 801



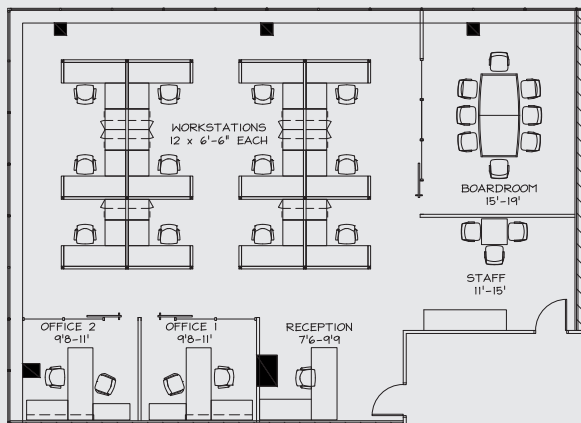
Showsuite 800

Showsuite 801 | 2,669 sf

Click below to view showsuite 801 virtual tour



VIRTUAL TOUR

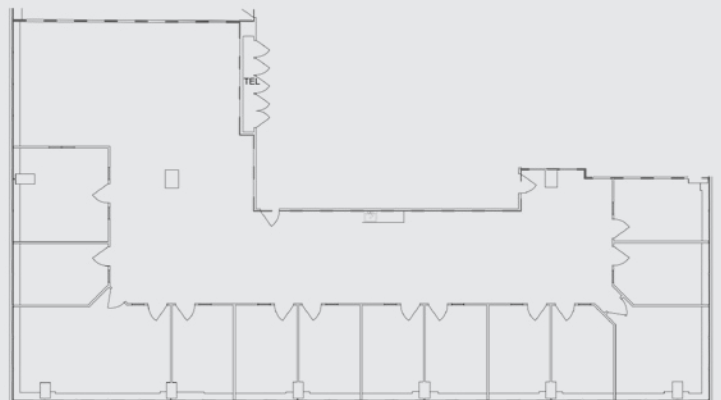


Showsuite 800 | 5,923 sf

Click below to view showsuite 800 virtual tour



VIRTUAL TOUR



New carpet
New paint



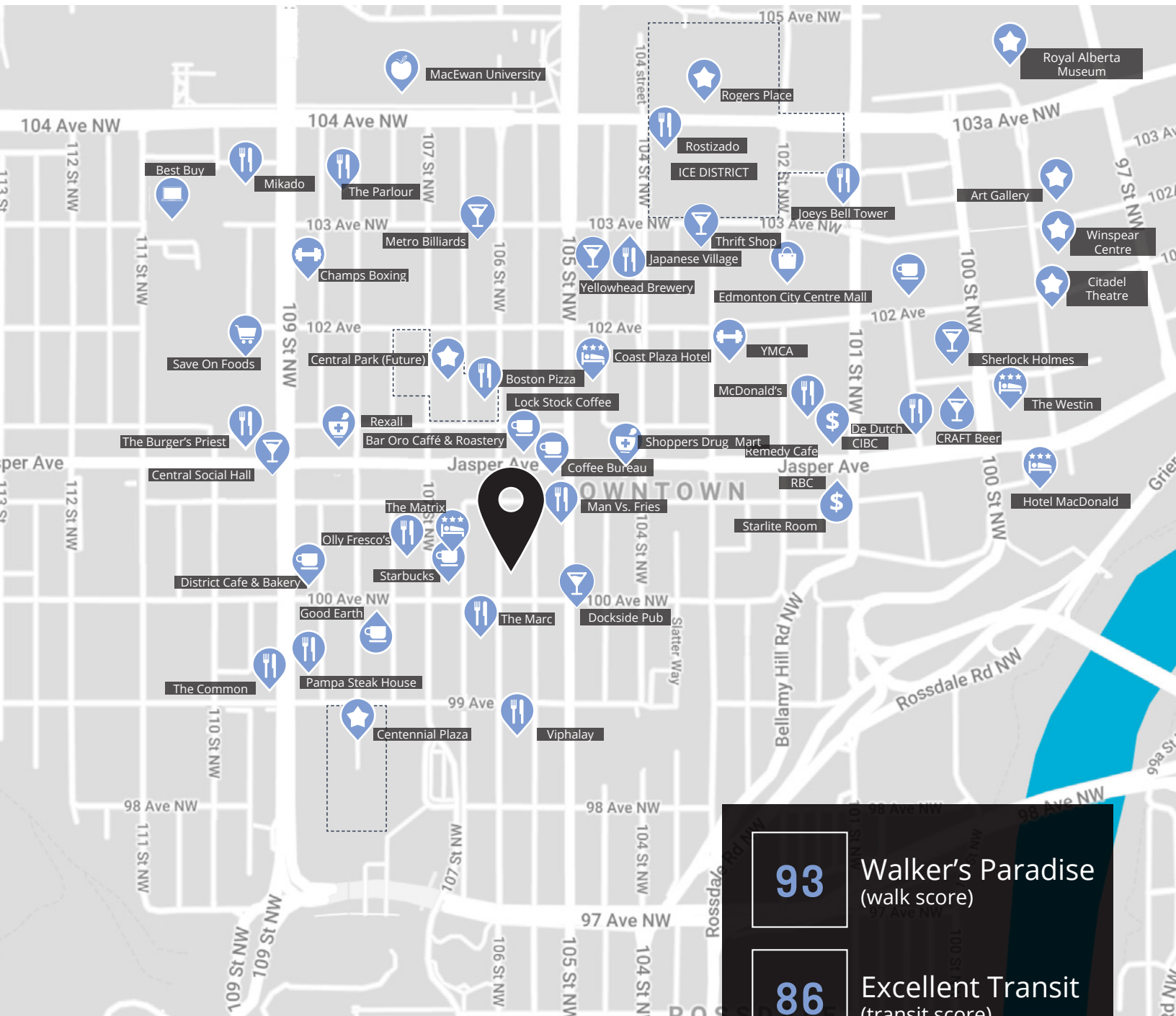
New kitchen area
Built out office space



One of the lowest lease rates
for quality office space in
downtown Edmonton

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93

Walker's Paradise
(walk score)

86

Excellent Transit
(transit score)

90

Biker's Paradise
(bike score)

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