

# BEAUFORT BUILDING

10835 - 120 Street, Edmonton AB



Professional Office Space Minutes from Downtown

## FOR LEASE

**SABLE  
REALTY**

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## ► Beaufort Building

The Beaufort Building offers a premier office leasing opportunity in central Edmonton, providing businesses with a professional and well-connected workspace. This three-story office building features **28,420 SF of available space**, with flexible floor plans to accommodate various business needs. The main floor offers **9,176 SF**, the second floor **9,618 SF**, and the third floor **9,626 SF**, making it ideal for professional services, medical offices, or corporate headquarters. With ample surface parking and easy access to major roadways, public transit, and downtown Edmonton, the Beaufort Building ensures a convenient and accessible location for tenants and clients. Designed to support productivity and efficiency, the Beaufort Building provides **move-in ready options** as well as **customizable spaces** to suit business requirements. The surrounding area offers a variety of amenities, including restaurants, cafés, and retail services, enhancing convenience for employees and visitors. Whether you are looking for a full-floor occupancy or a flexible workspace solution, this office building delivers a prime leasing opportunity in a sought-after location.

### PROPERTY DETAILS

Municipal Address	10835 - 120 Street, Edmonton AB
Base Rent	Market
Additional Rent	\$11.00 PSF (CAM) + \$2.55 PSF (Property Taxes)
Possession	Immediately
Parking	Ample Surface Parking
Availability	9,176 SF (Main Floor) 9,618 SF (Second Floor) 9,626 SF (Third Floor)

6 mins to  
Kingsway  
Mall

6 mins to  
Downtown  
Edmonton

7 mins to  
Yellowhead  
Trail

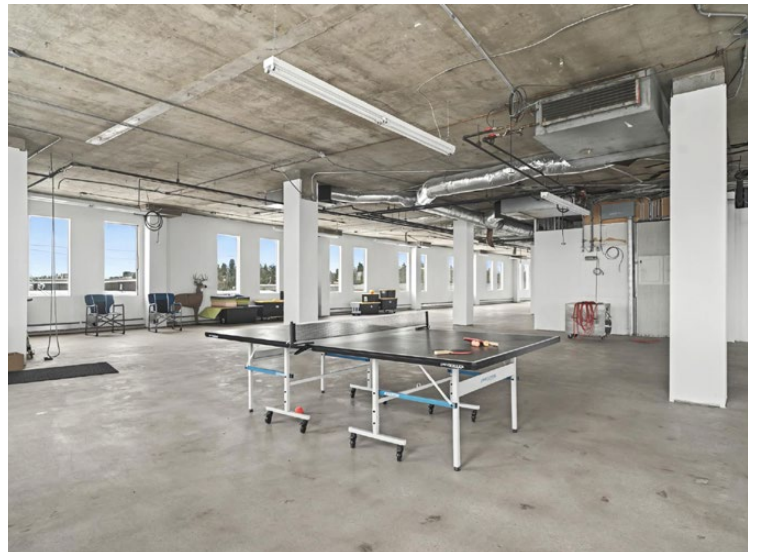
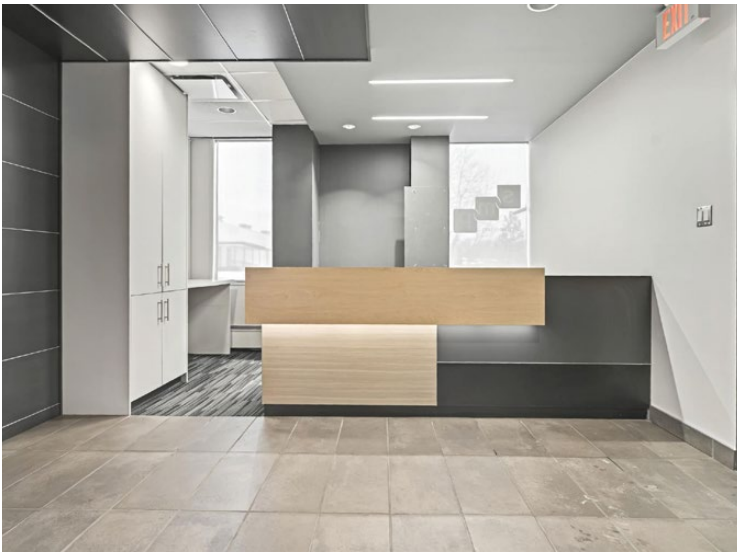


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