



AICRE
COMMERCIAL

FOR LEASE

GARNEAU OFFICE SPACE
1,245 & 1,666 SF (+/-)

The Noble Building

SHORTER TERMS CONSIDERED



HIGHLIGHTS

- Bright office spaces with recently updated paint and flooring
- North facing second floor window updates coming spring 2023
- Up to 5 dedicated parking stalls are available for rent - \$125/Month Per Stall
- Elevator access to the third floor
- Located on corner of 109 Street and 86 Avenue (High-traffic corridor)
- A variety of retailers, cafes/restaurants, & professional services in the area
- Excellent location just east of the University Area, easily accessible to downtown, Whyte Avenue and the University of Alberta
- Ideal office spaces for marketing, accounting, law, & other professional uses



99 Street:	28,200	(+/-) VPD
Whyte (82) Avenue:	27,600	(+/-) VPD
Walter Dale Bridge:	31,400	(+/-) VPD
Connors Road:	21,800	(+/-) VPD



Garneau is home to the main U of A Campus, University Hospital, Stollery Children's Hospital, Kaye Edmonton Clinic and the Mazankowski Alberta Heart Institute.

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PROPERTY DETAILS

ADDRESS:	#204 8540 109 Street, Edmonton
ZONING:	CB1 - Low-Intensity Business
SIZE:	1,245 SF (+/-)
IN-SUITE KITCHENETTE:	Yes
BOARDROOMS:	1
OFFICES:	1
INTERNET:	Fibre Optic
POSSESSION:	Immediately
GROSS MONTHLY RENT:	\$1,888.00 + GST (Includes all operating costs & utilities)





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SUITE #401
FOR LEASE
OFFICE SPACE



PROPERTY DETAILS

ADDRESS:	#401, 8540 109 Street, Edmonton
ZONING:	CB1 - Low-Intensity Business
SIZE:	1,666 SF (+/-)
IN SUITE KITCHENETTE:	Yes
IN-SUITE WASHROOM:	1
AIR CONDITIONING:	Yes
OFFICES:	5
INTERNET:	Fibre Optic
POSSESSION:	Immediately
GROSS MONTHLY RENT:	\$2,527.00 + GST (Includes all operating costs & utilities)



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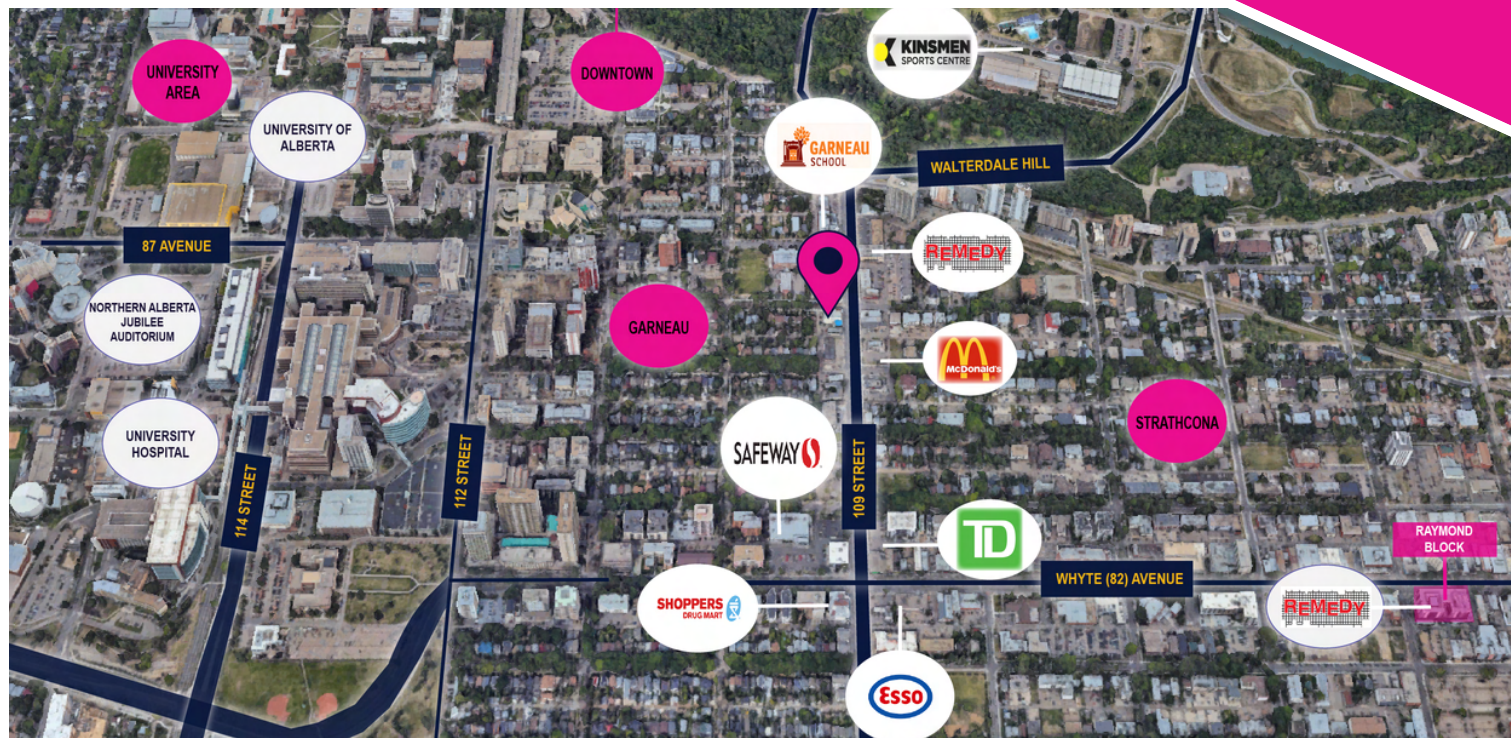
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THE LOCATION

The Noble Building
FOR LEASE
OFFICE SPACE



EDMONTON'S FAVOURITE URBAN DISTRICT



PUBLIC TRANSPORTATION

With easy access to the Health Sciences/Jubilee LRT Station, University LRT Station and various bus routes, Garneau is a transit-friendly and easily accessible neighbourhood.



ESTABLISHED NEIGHBOURHOODS

Over 7,000 residents live in Garneau with an average household income of \$104,842. 10,000 people live in Old Strathcona with an average household income of \$96,705. The majority of the population is young, educated and socially progressive.



HEALTH CARE HUB

Garneau borders two major hospitals, Canadian Blood Services, Alberta Health Services, Glen Sather Sports Medicine Clinic and many other health centers/services.

NEIGHBOURHOOD DEVELOPMENT

Garneau and the surrounding neighbourhoods have seen continuous development over the years. The area is expected to witness significant population growth with multiple residential, commercial, and municipal developments slated for a 2022 start.

Future Development:

The construction of a Neurosciences Intensive Care Unit has been proposed to expand the University of Alberta Hospital Brain Centre. The Government of Alberta has committed \$49.6M to the potential project.

Throughout 2022 and 2023, the provincial government will spend \$100 M on various surgical improvements to hospitals throughout Alberta, including the University Hospital.

Commencing May 2022, the City of Edmonton will be spending \$23 Million to renew the Garneau neighbourhood. This will include public sidewalk, curb, gutter, street lighting and road paving.

The information contained herein is believed to be correct, however, does not form part of any future contract. All information is subject to errors, omissions, conditions, withdrawal or changes without notice and should not be relied upon without verification.

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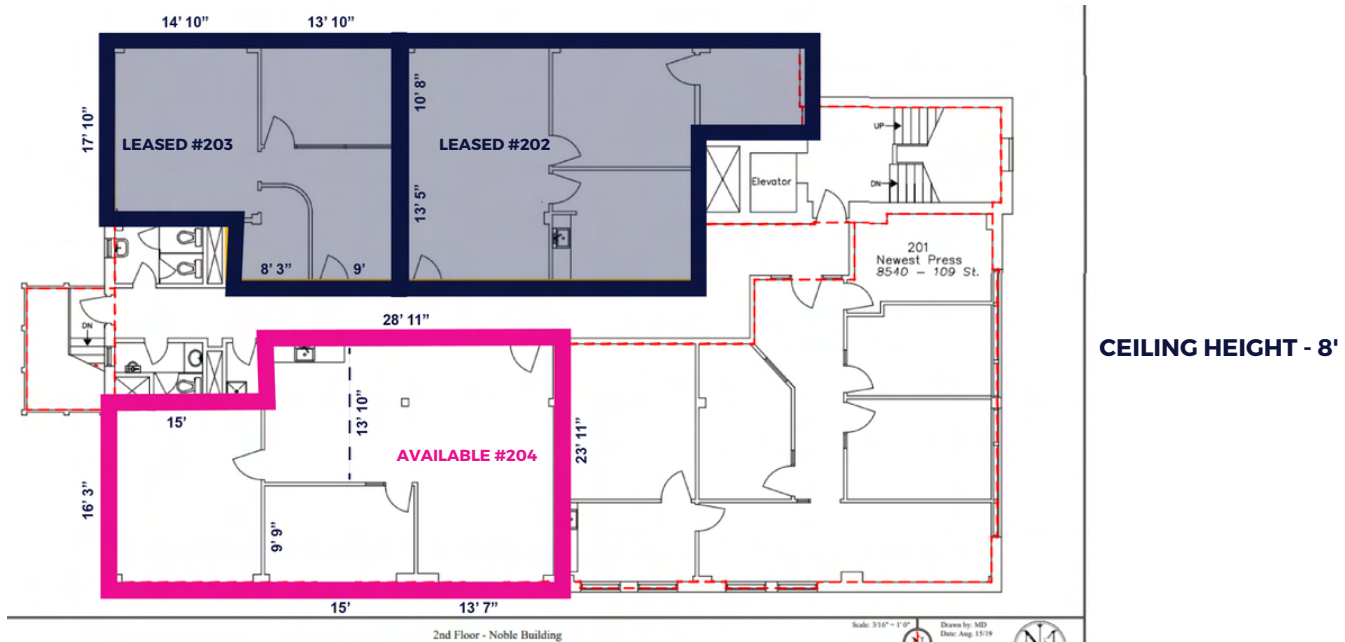
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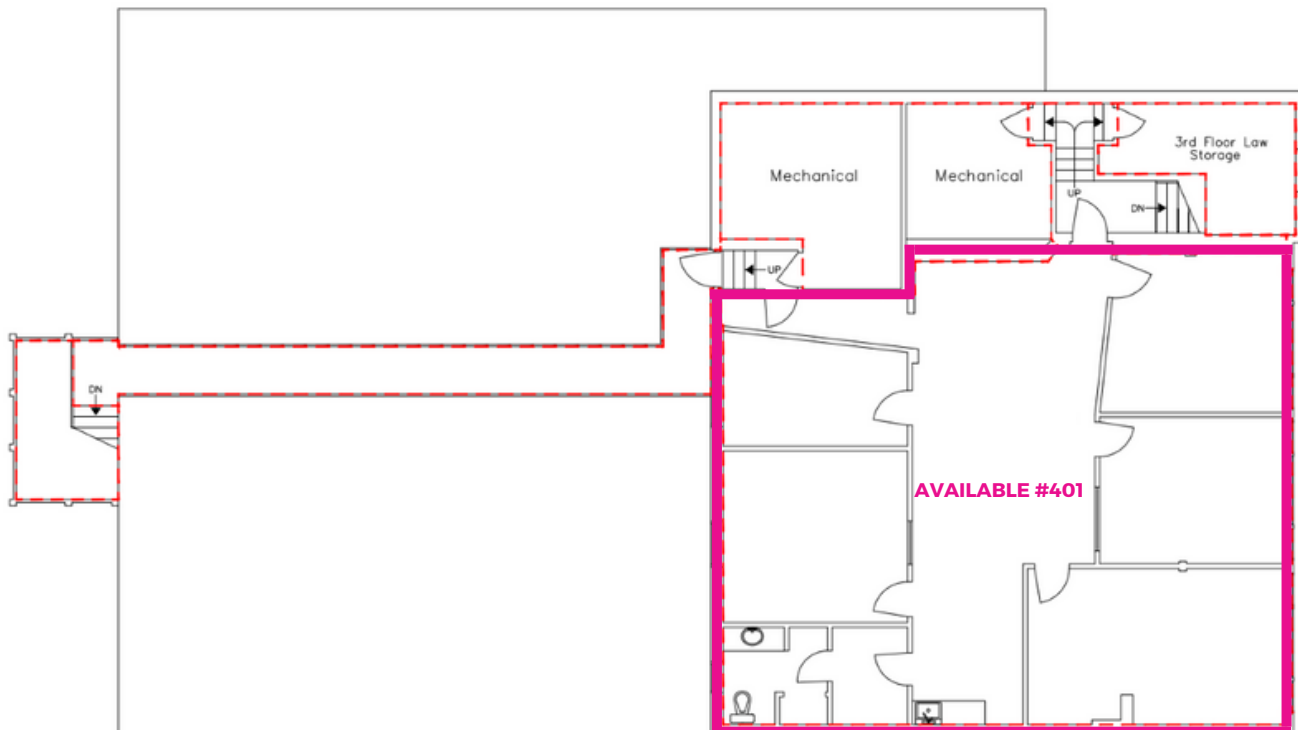
FLOOR PLANS

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SECOND FLOOR



FOURTH FLOOR



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