



THE DORCHESTER
10357 109 Street, Edmonton, AB

FOR LEASE

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Unique brick and beam features

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This historic building showcases stunning architectural features like exposed brick walls, open beams and modern lighting, providing a charming and distinctive atmosphere. The location itself is advantageous, as it is nestled in a vibrant part of downtown with an array of nearby amenities such as cafes, restaurants, and shops. With its blend of historical charm and contemporary amenities, The Dorchester is an ideal choice for those looking for an office space that is both visually appealing and conveniently located.

Offering summary

Area available:

Suite 0160: 970 sf
 Suite 101: 3,361 sf
 Suite 210: 8,293 sf] *Demisable*
 Suite 310: 3,001 sf
 Suite 315: 2,358 sf } *Contiguous*
 Suite 320: 2,467 sf } *7,826 sf*

Base rent: \$14.00 - \$16.00 psf

Additional rent: \$16.96 psf (2026 est.)

T.I. allowance: Negotiable

Parking: 1.42/1,000 sf surface & heated above ground at market rates

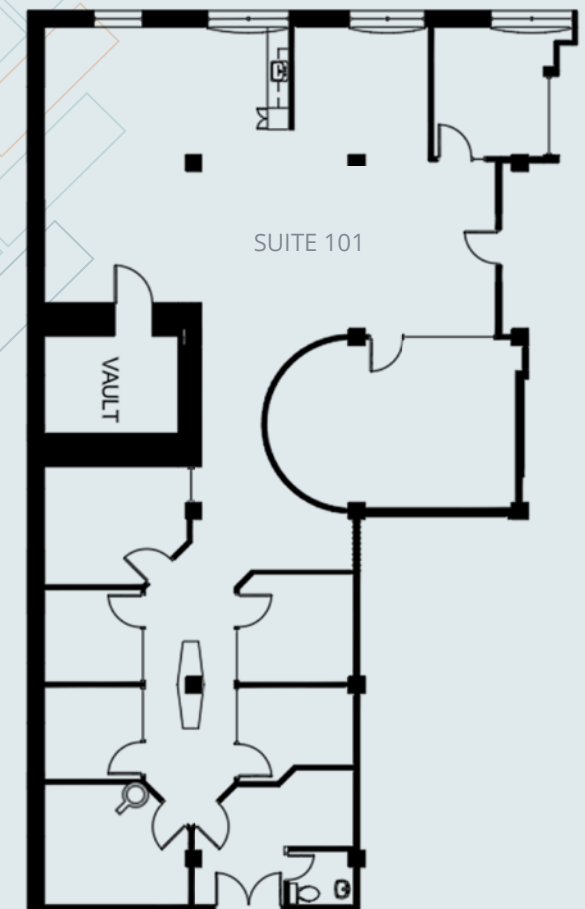
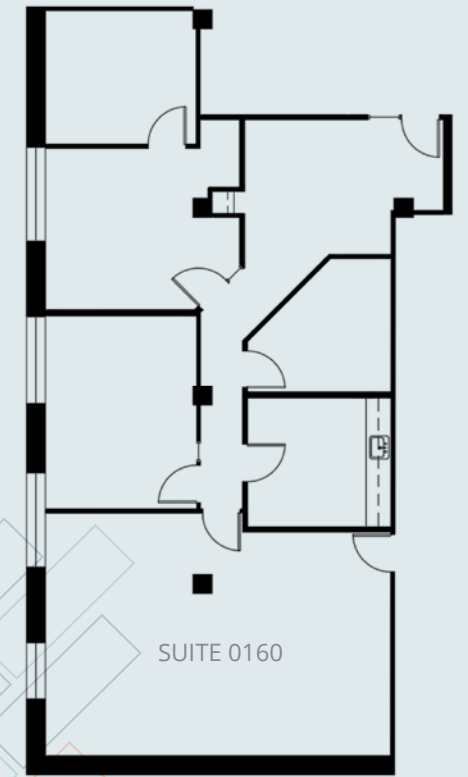
Zoning: UW (Urban Warehouse)



Suite 0160 | 970 sf



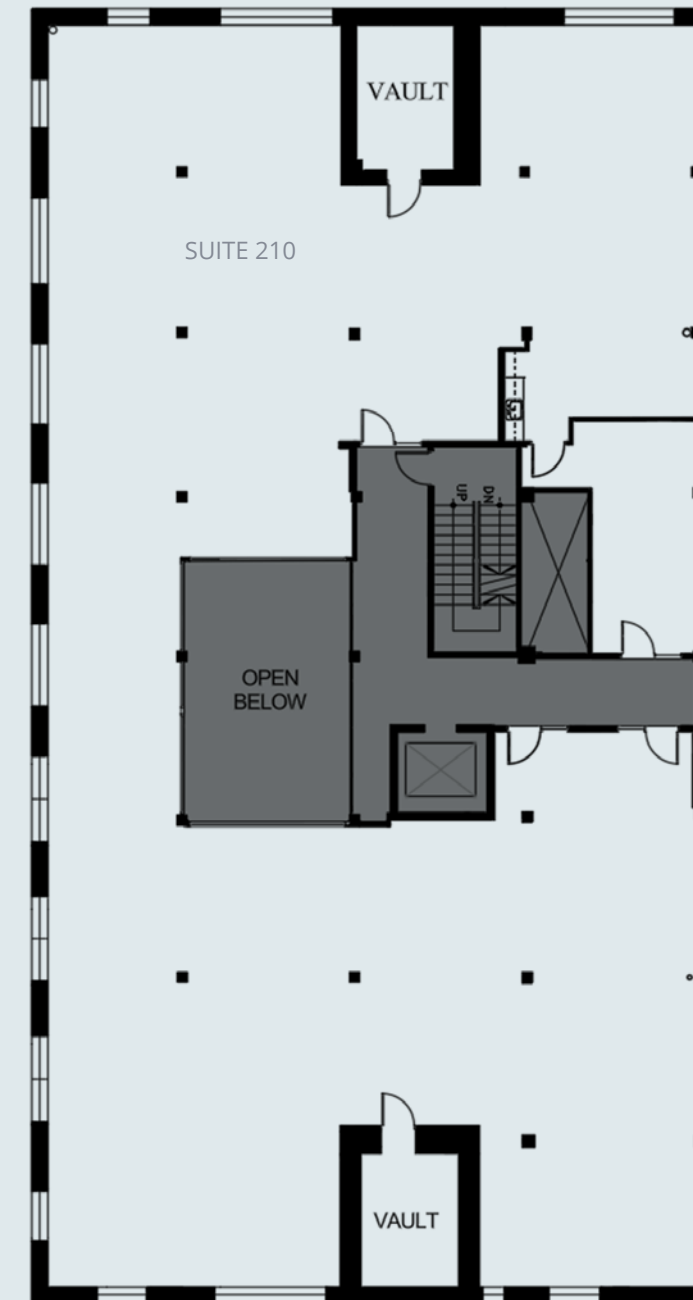
Suite 101 | 3,361 sf



Suite 210 | 8,293 sf



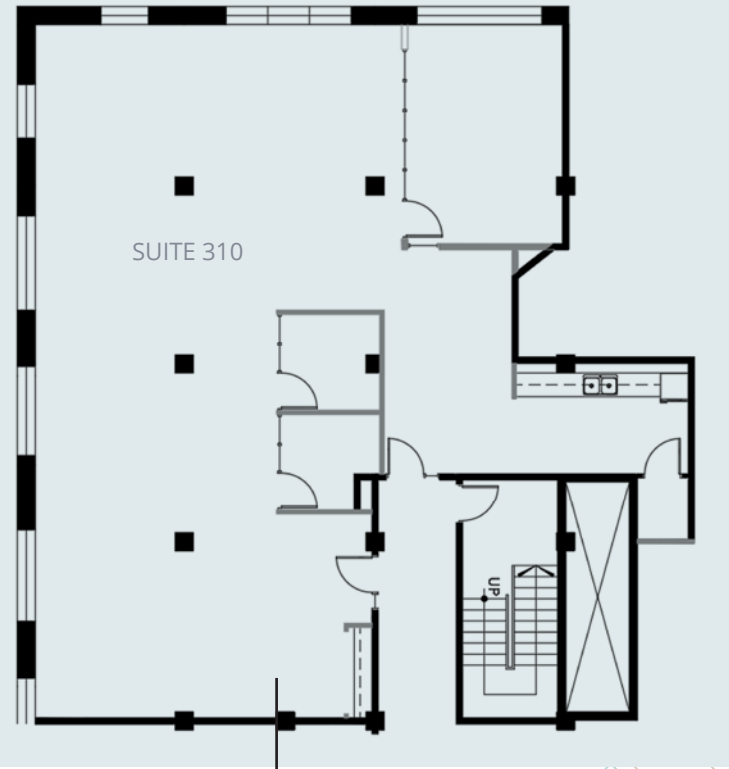
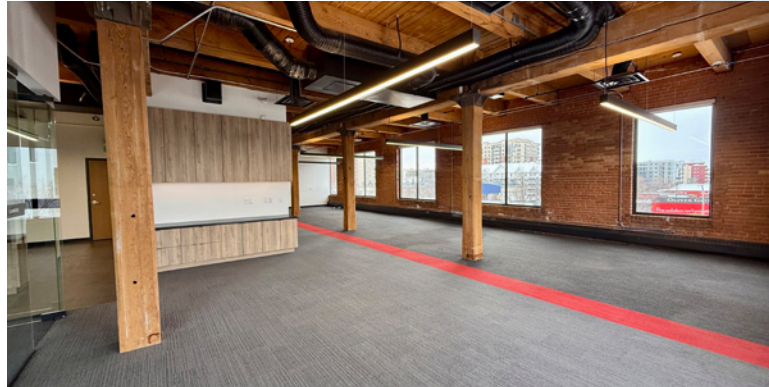
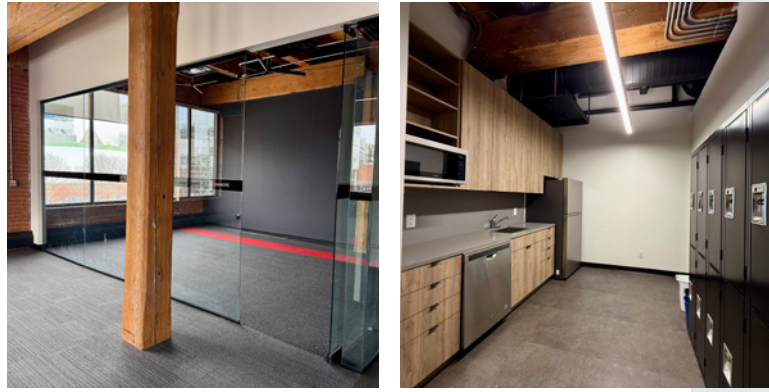
Suite 210 | 8,293 sf



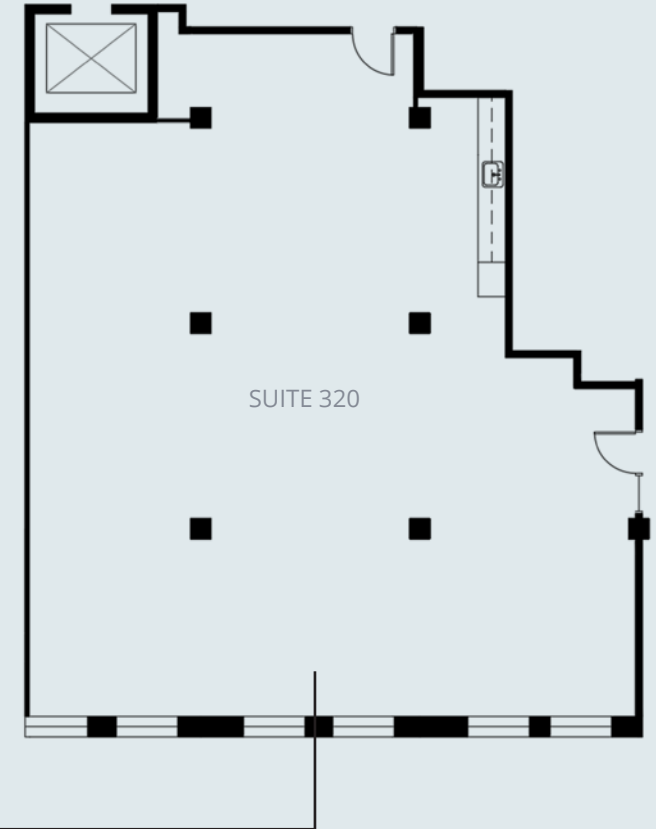
Demising opportunities available.



Suite 310 | 3,001 sf

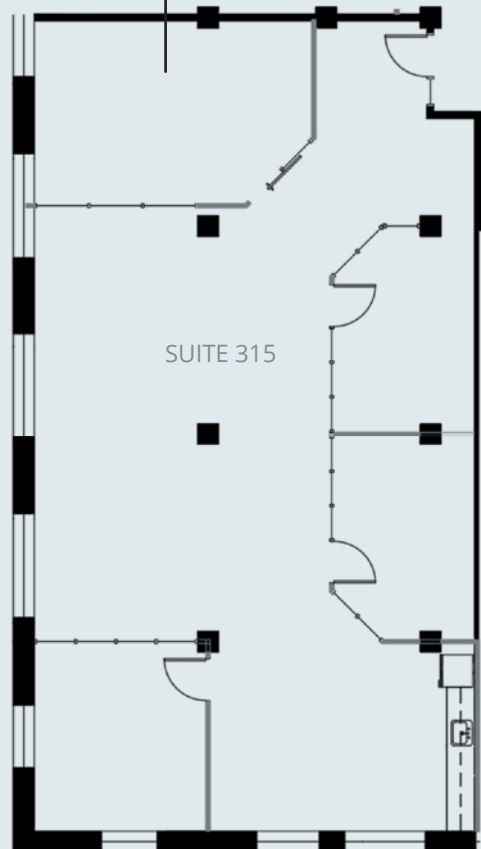
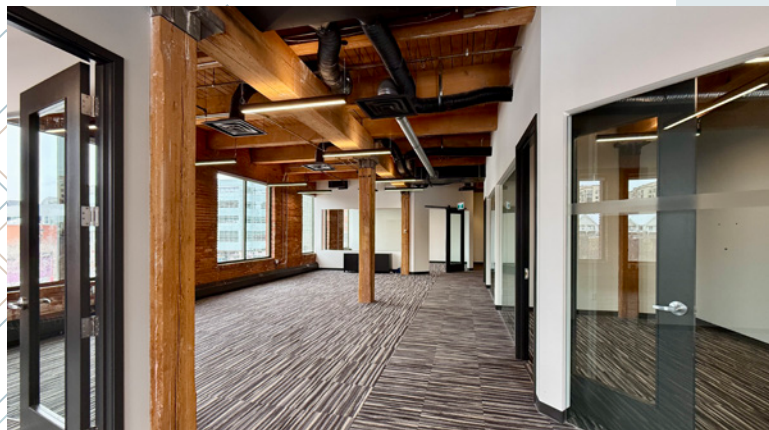
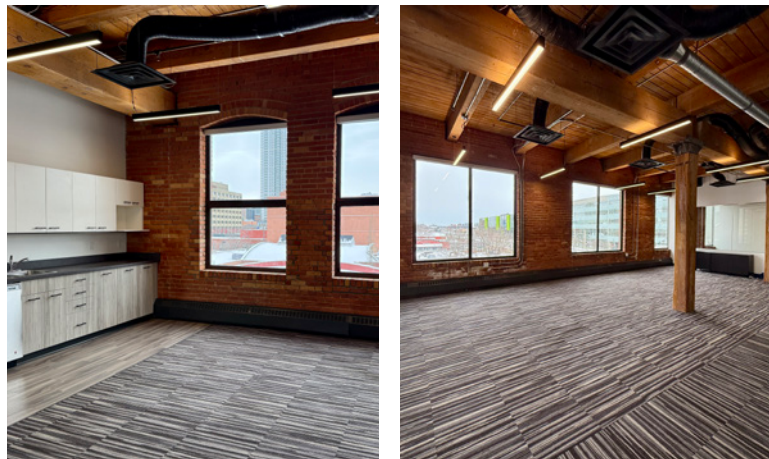


Suite 320 | 2,467 sf




Contiguous
7,826 sf

Suite 315 | 2,358 sf




Historic Charm Meets Modern Downtown Energy at **THE DORCHESTER**

 Exposed brick walls

 LRT and transit nearby

 Multiple layout opportunities

 Amenities within walking distance



93

Walker's paradise
(walk score)

84

Excellent transit
(transit score)

90

Biker's paradise
(bike score)

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information

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