

# Beaufort BUILDING



**FULL BUILDING OPPORTUNITY**

FOR LEASE

10835 - 120 Street, Edmonton AB

**AVISON  
YOUNG**



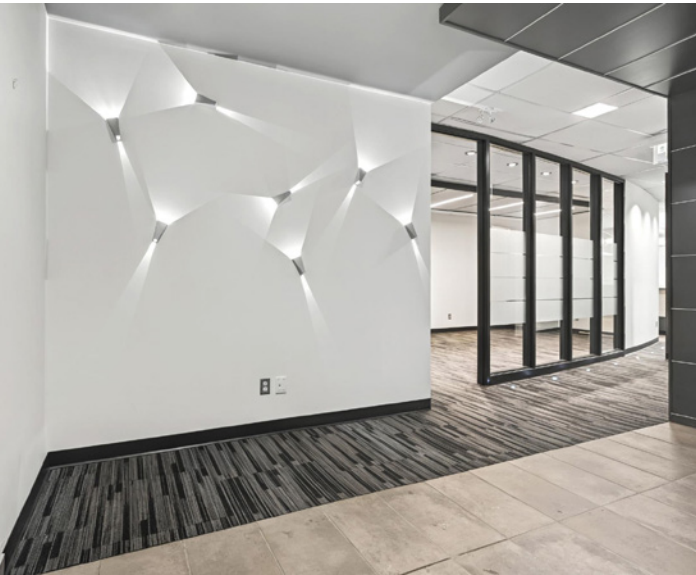
# Beaufort BUILDING

## Offering summary









Address:	10835 - 120 Street Edmonton, AB
Area Available:	Main floor: 9,176 SF Second floor: 9,618 SF Third floor: 9,626 SF
Parking	Ample surface parking
Op. Costs:	Market
Lease Rate:	Market

## Building & location

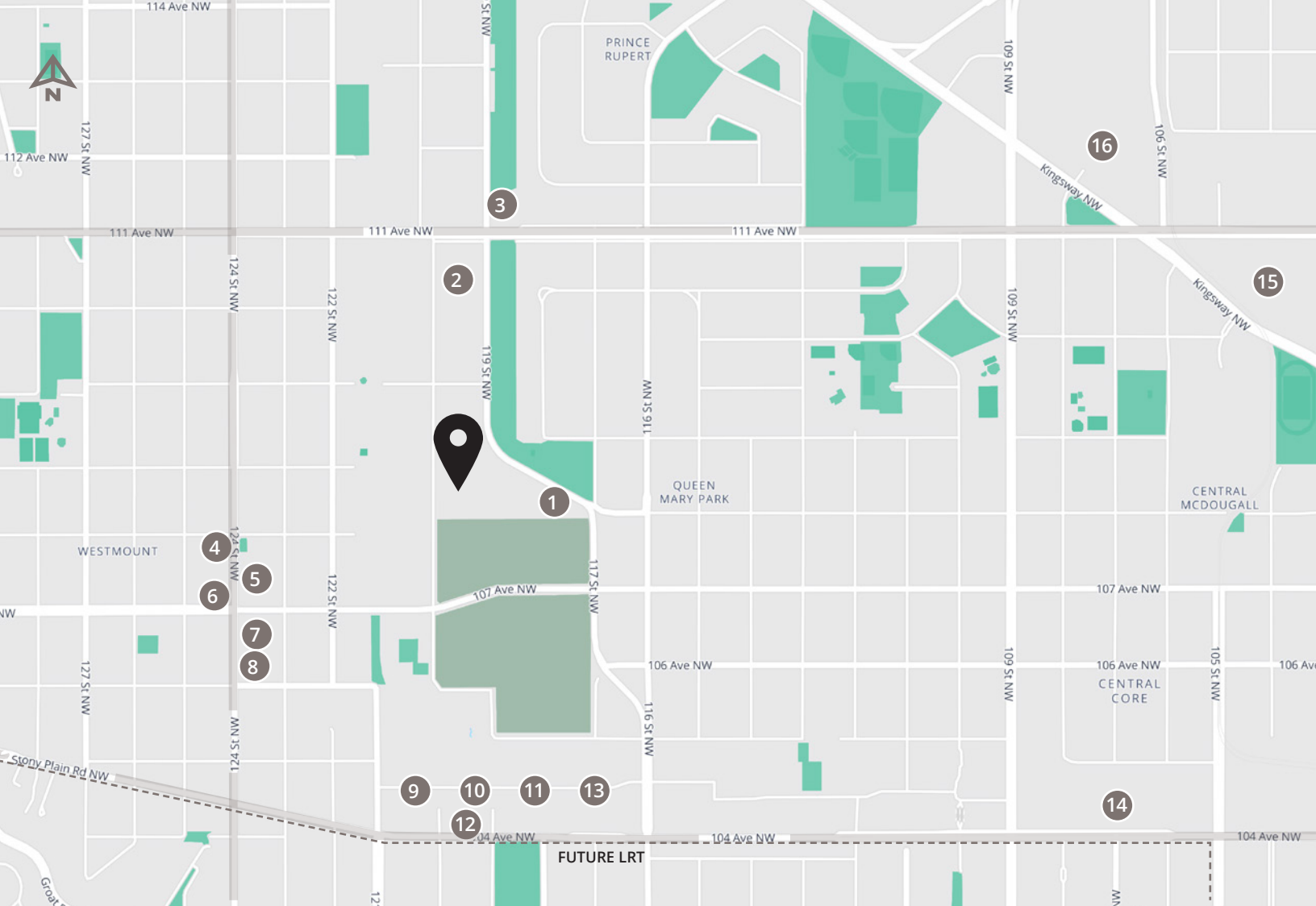
The Beaufort Building is a three-storey office property in central Edmonton, offering 28,420 SF of professional workspace. Located with convenient access to major roadways, public transit, and downtown Edmonton, the property provides excellent connectivity for tenants and clients. Floor plates include 9,176 SF on the main level, 9,618 SF on the second, and 9,626 SF on the third, with flexible layouts to suit a wide range of business needs. With ample surface parking and nearby amenities such as restaurants, cafés, and retail services, the Beaufort Building is well-suited for professional services, medical offices, and corporate headquarters. Move-in ready and customizable space options are available, delivering a prime leasing opportunity in a highly accessible location.



## Property highlights

-  Move-in ready options
-  Full-floor occupancy or demising options available
-  Abundant surface parking
-  Building signage opportunities
-  Central location
-  Close proximity to Downtown
-  Surrounded by amenities
-  Short distance to the Royal Alexandra Hospital and Kingsway Mall

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## Nearby amenities

- |                               |                              |
|-------------------------------|------------------------------|
| 1. Rosario's Pizza and Pub    | 9. Edmonton Brewery District |
| 2. Kinnikinnick Fresh Bakery  | 10. Loblaws City Market      |
| 3. Tim Hortons                | 11. Petland                  |
| 4. Tiramisu Bistro            | 12. TD Branch                |
| 5. Woodshed Burgers           | 13. Staples                  |
| 6. Duchess Bake Shop          | 14. MacEwan University       |
| 7. Irrational Brewing Company | 15. Royal Alexandra Hospital |
| 8. Transcend Coffee           | 16. Kingsway Mall            |

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### WALKER'S PARADISE

Daily errands that do not require a car

### DRIVE TIMES

- |        |                           |
|--------|---------------------------|
| 4 mins | Westmount Shopping Centre |
| 4 mins | Edmonton Brewery District |
| 6 mins | Kingsway Mall             |
| 9 mins | Royal Alexandra Hospital  |

Reach out today to  
discuss this unique opportunity

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Platinum member