

Dazmo Building

Conveniently located directly
behind MacEwan University

10563 111 St NW
Edmonton, AB

2,463 SF Flex Bay in Downtown Area | Flexible DC Zoning in Place



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Flex Space

Prime location directly behind MacEwan University

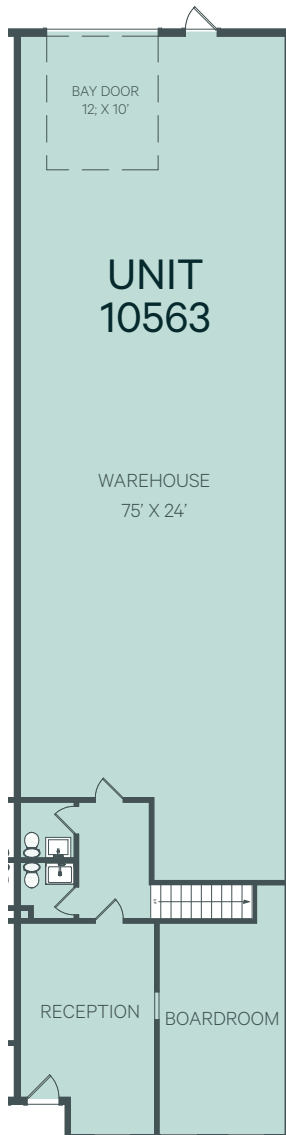
Unit 10563 boasts a large warehouse area with a grade level bay door. The office area features a large reception area, boardroom, washrooms, as well as mezzanine level storage. The location has quick access to Downtown and the Kingsway area via 109 Street NW.

Join a vibrant community, alongside neighbouring tenants, Studio N Beauty and Patricia Street Deli. Direct Control (DC) zoning provides maximum flexibility and control, allowing for a wide range of uses, such as fitness studios, physiotherapy clinics, and/or retail shops.

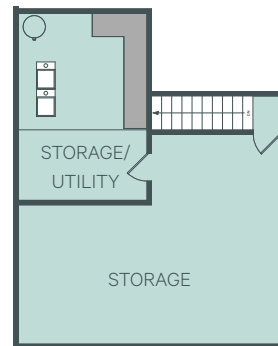
Legal Description	Plan B4 Blk 10 Lot 164,165
Zoning	DC - Direct Control
Available Area	Unit 10565: 2,463 SF + Mezzanine
Grade Loading	(1) 12' x 10' Bay Door
Construction	Cinder block and steel
Ceiling Height	TBC

Lighting	Fluorescent
Signage	Available
Parking	Surface
Op Costs (2025)	\$7.00 per SF
Lease Rate	\$12.00 per SF
Available	Immediately

Floor Plans



MAIN LEVEL



MEZZANINE



Contact Us

Ryan O'Shaughnessy

Senior Associate

+1 780 229 4686

ryan.oshaughnessy@cbre.com

Lucas Neumeyer

Associate

+1 780 850 2267

lucas.neumeyer@cbre.com

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