

OFFICE FOR LEASE

Baker Centre

10025 – 106 Street
Edmonton, AB

**AVISON
YOUNG**

Get more information

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Offering summary

Rental Rate:	Starting at \$8.00 psf
Additional Rent:	\$19.85 psf (2026)
Parking Ratio:	1.6 stalls per 1,000 sf
Parking Rates:	\$275/month above ground \$325/month underground
HVAC Hours:	6:00 am – 6:00 pm Monday – Friday

Extensive lobby and common area redevelopment completed.

Building signage and naming rights available.

Move in ready suites available.

Patio available for tenant use.

On site security 7:00 am – 5:00 pm,
Monday – Friday.

An abundance of nearby amenities including Bar Oro Caffé & Roastery, The Marc, Coffee Bureau, Olly Fresco's, Cora, Lock Stock Coffee, Starbucks and more.

Available suite details

Main Floor	
Suite 10023	3,546 sf
Suite 101	1,315 sf
Suite 104	1,559 sf
Under 3,000 sf	
Suite 501	2,280 sf
Suite 601	2,172 sf
Suite 602	1,189 sf
Suite 704	1,525 sf
Suite 707	1,288 sf
Suite 708	678 sf
Suite 709	1,135 sf
Suite 801	2,371 sf
Suite 900	2,913 sf
Suite 1400	2,922 sf
3,000 sf - 6,000 sf	
Suite 505	3,089 sf <i>(Contiguous with suite 501: 5,369 sf)</i>
Suite 600	3,317 sf <i>(Contiguous with suite 601: 5,489 sf)</i>
Suite 701	5,055 sf <i>(Contiguous with suites 704, 707, 708, 709: up to 9,618 sf)</i>
Suite 800	5,279 sf <i>(Contiguous with suites 801 & 802: up to 10,772 sf)</i>
Suite 802	3,122 sf <i>(Contiguous with suites 800 & 801: up to 10,772 sf)</i>
Suite 1005	4,211 sf
Over 6,000 sf	
Suite 400	7,858 sf
7th Floor	9,681 sf
8th Floor	10,722 sf
15th Floor	10,655 sf



Showsuite 801



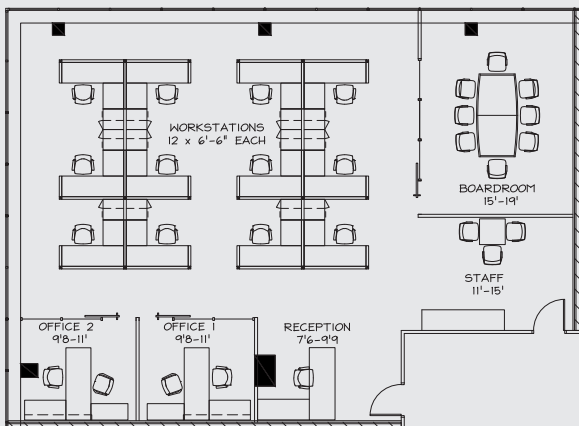
Showsuite 800

Showsuite 801 | 2,669 sf

Click below to view showsuite 801 virtual tour



VIRTUAL TOUR

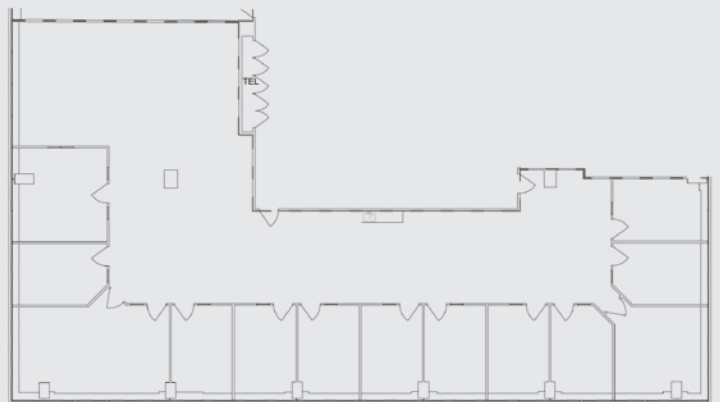


Showsuite 800 | 5,923 sf

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VIRTUAL TOUR



New carpet
New paint



New kitchen area
Built out office space



One of the lowest lease rates
for quality office space in
downtown Edmonton

