108 STREET BUILDING

9942 - 108 Street NW, Edmonton, AB

GWL REALTY ADVISORS

The Property

108 Street Building is a 11-storey, Class B Building located on Capital Boulevard in the Government District, just north of the Alberta Legislature Grounds in Downtown Edmonton (the "Property").

The Property is within close proximity to an abundance of retail and professional amenities along Jasper Avenue, and the Central Business District.

In addition, the Property is within walking distance to the Edmonton River Valley.

Vacancy Details

Municipal Address
9942 - 108 Street NW

Maximum Contiguous Space
Up to 51,113 sq. ft.

Current Vacancies
4th Floor: 2,000 - 10,927 sq. ft.
7th Floor: 2,000 - 15,260 sq. ft.
8th Floor: 2,000 - 8,699 sq. ft.
10th Floor: 2,000 - 15,258 sq. ft.

Underground Parking
1.22 stalls per 1,000 sq. ft.

Lease Rate
Please Inquire

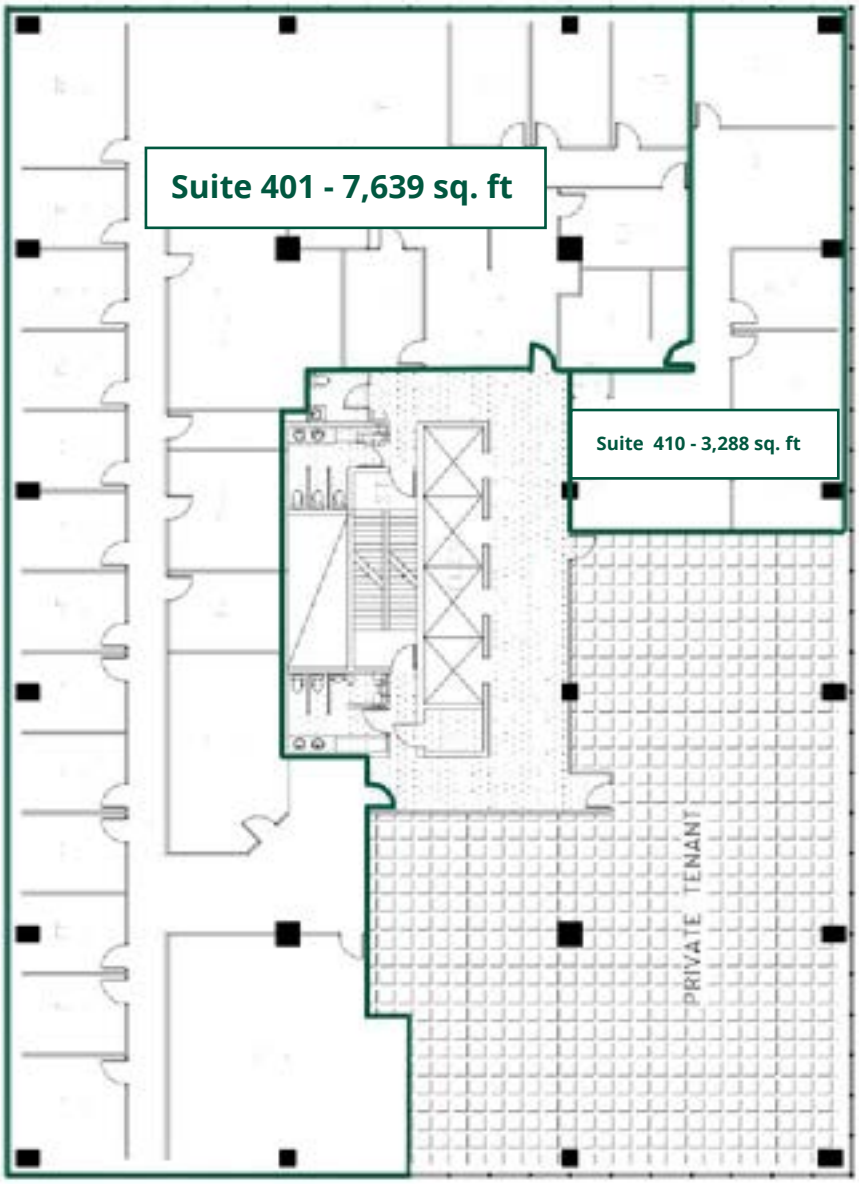
Additional Rent
$15.73 per sq. ft. (2026 Estimate)

Located on the corner of 100 Avenue and 108 Street, within downtown Edmonton's Government District.

PROPOSED LOBBY RENOVATIONS

4th Floor

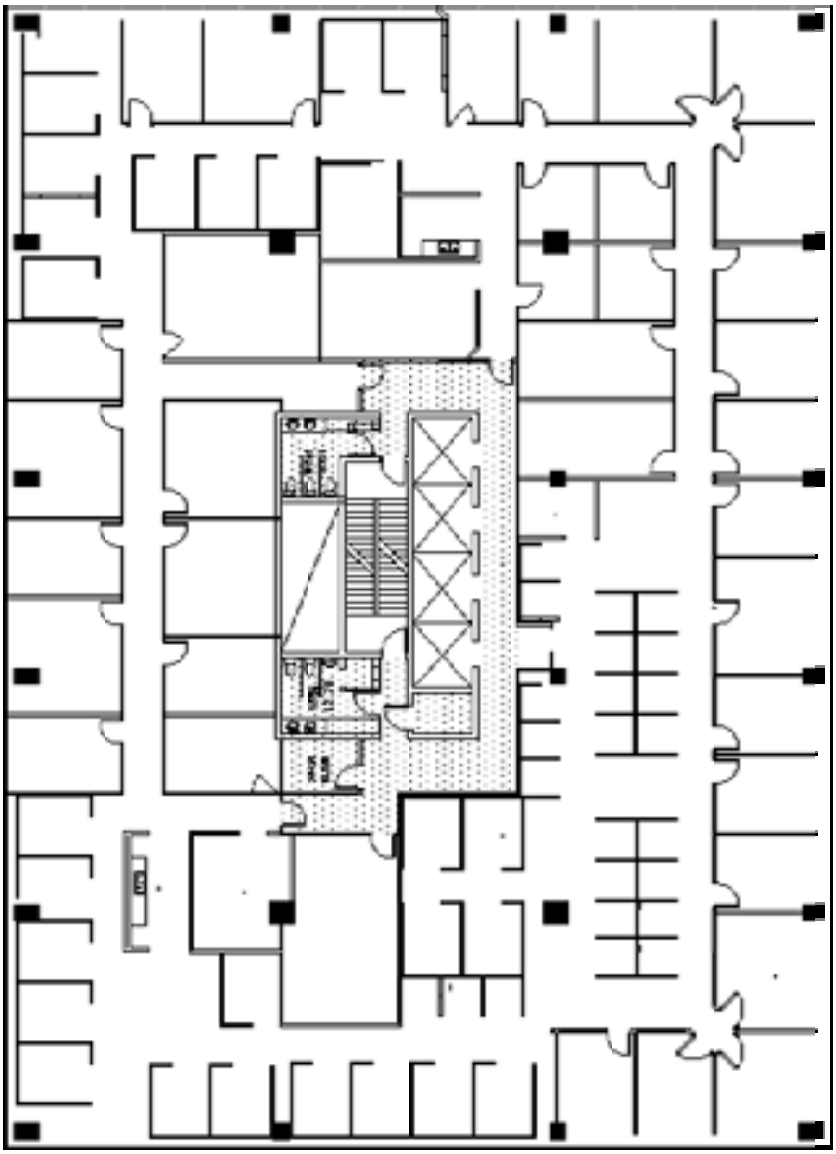
2,000 - 10,927 sq. ft.



North ▲

7th Floor

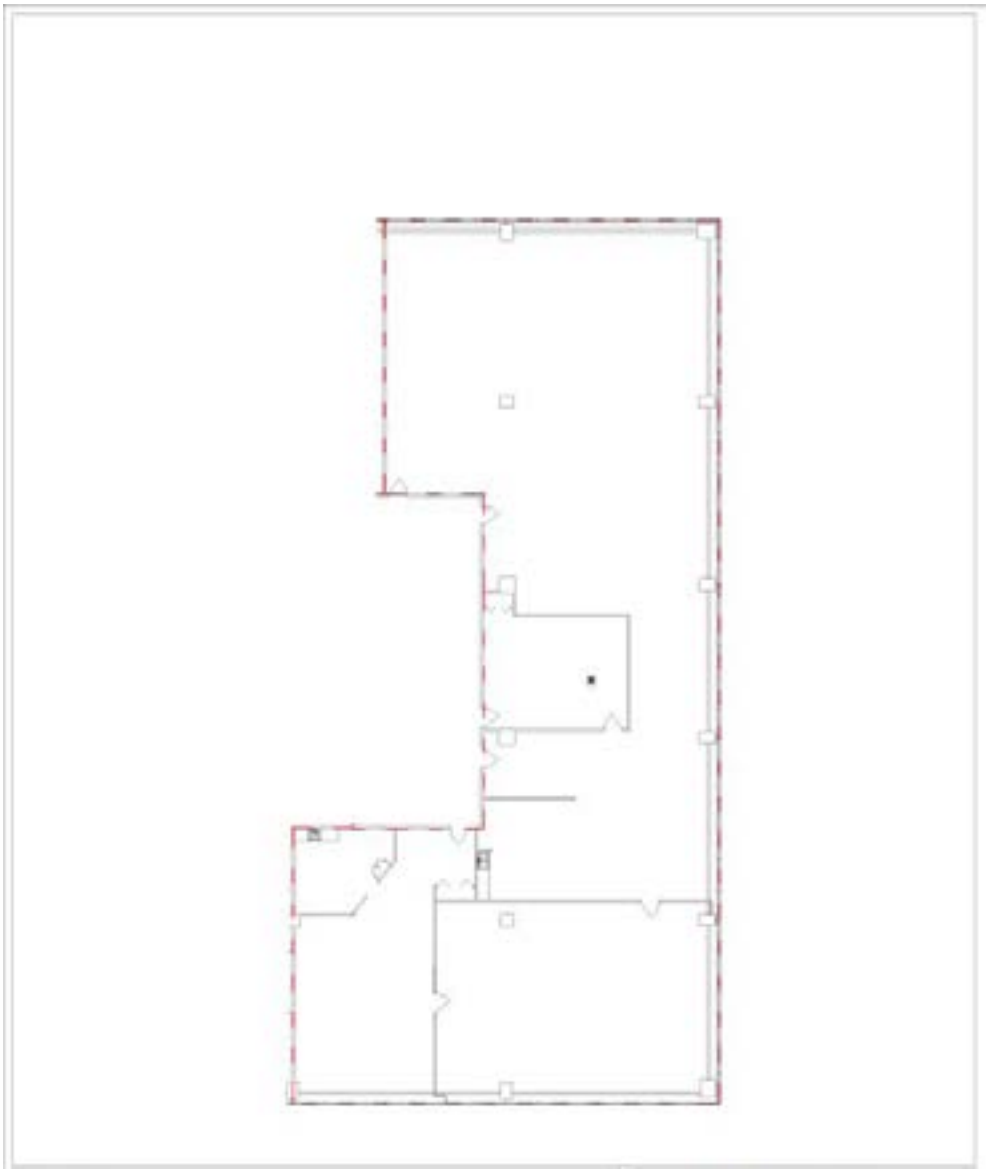
2,000 - 15,260 sq. ft.



North ▲

8th Floor

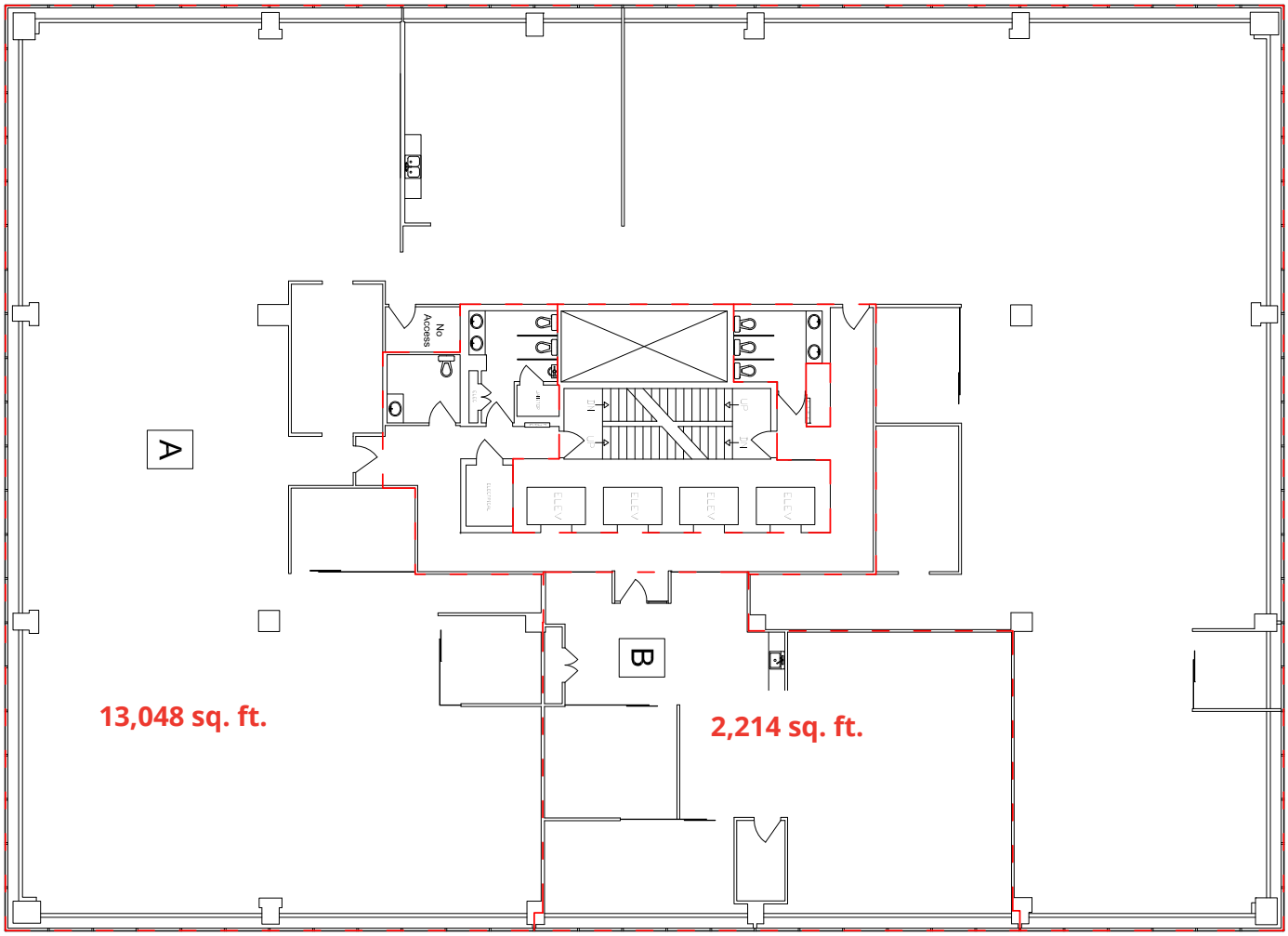
2,000 - 8,699 sq. ft.

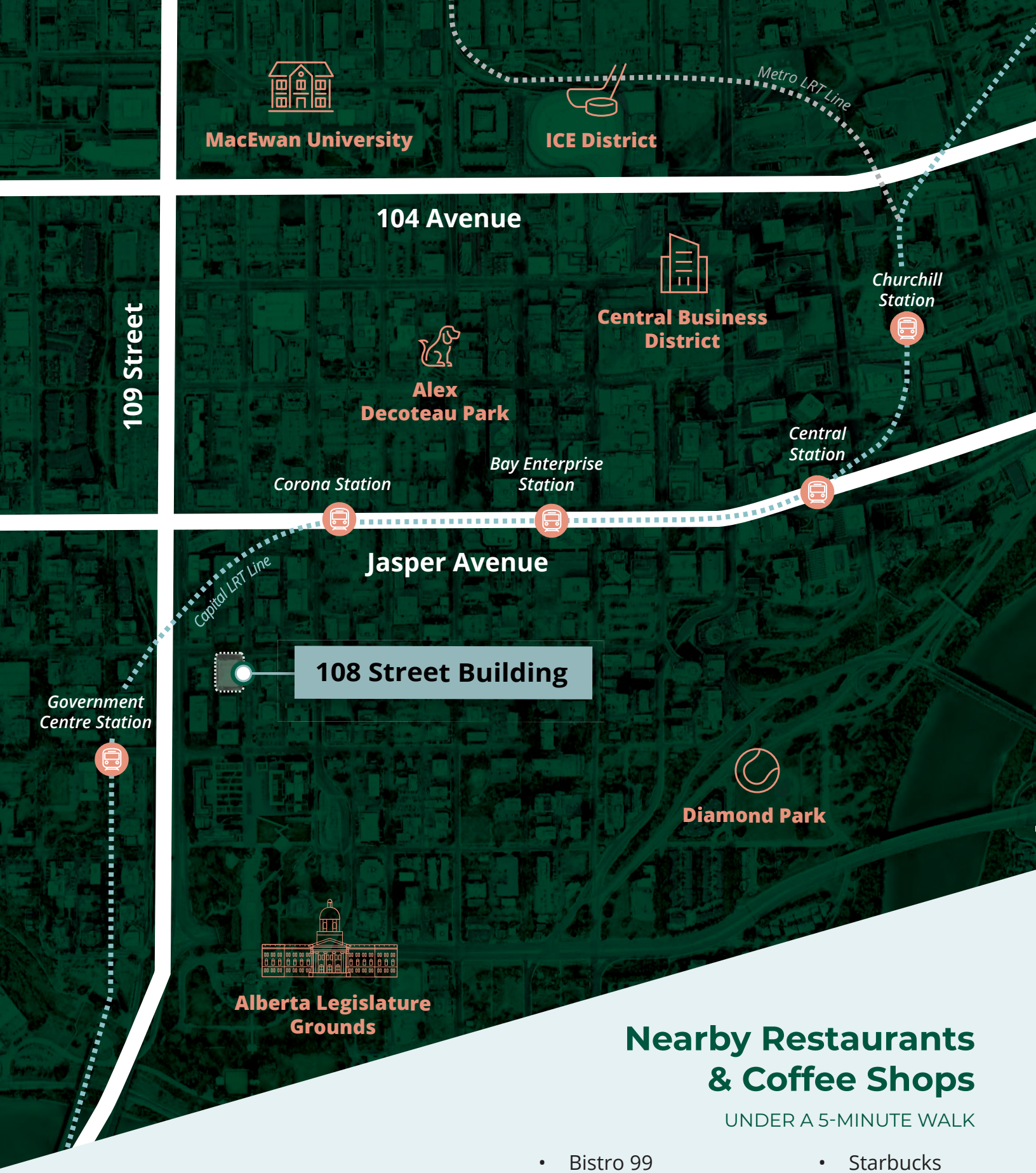


North ▲

10th Floor

2,000 - 15,262 sq. ft.





Nearby Restaurants & Coffee Shops

UNDER A 5-MINUTE WALK

- Bistro 99
- Buok Korean Kitchen
- El Furniture Warehouse
- Fu's Repair Shop
- District Cafe & Bakery
- Starbucks
- Shoyu Sushi
- The Common
- The Marc
- Viphalay

The Property is within a five minute walk to Corona Station, a stop along the Capital LRT Line which has north and southbound connections throughout the city.

Contact Us

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