



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.

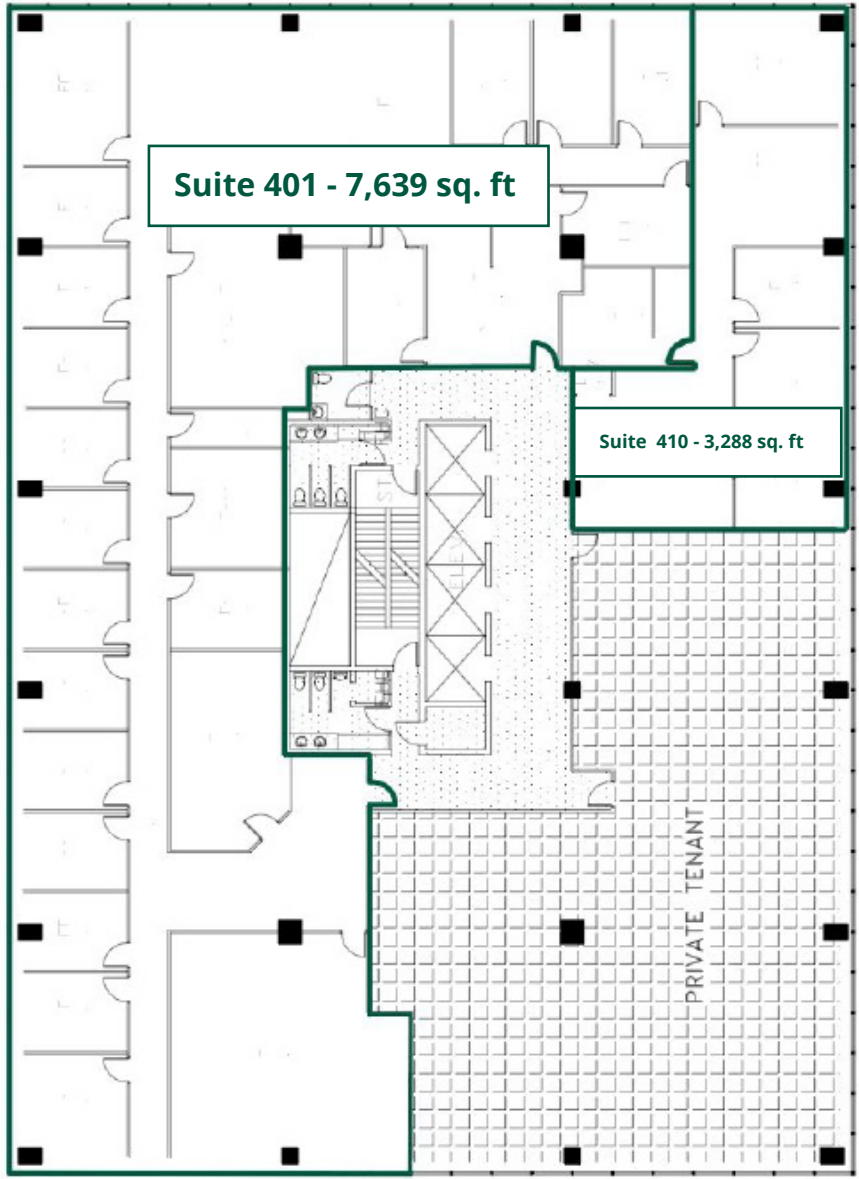
PROPOSED LOBBY RENOVATIONS UNDERWAY





4th Floor

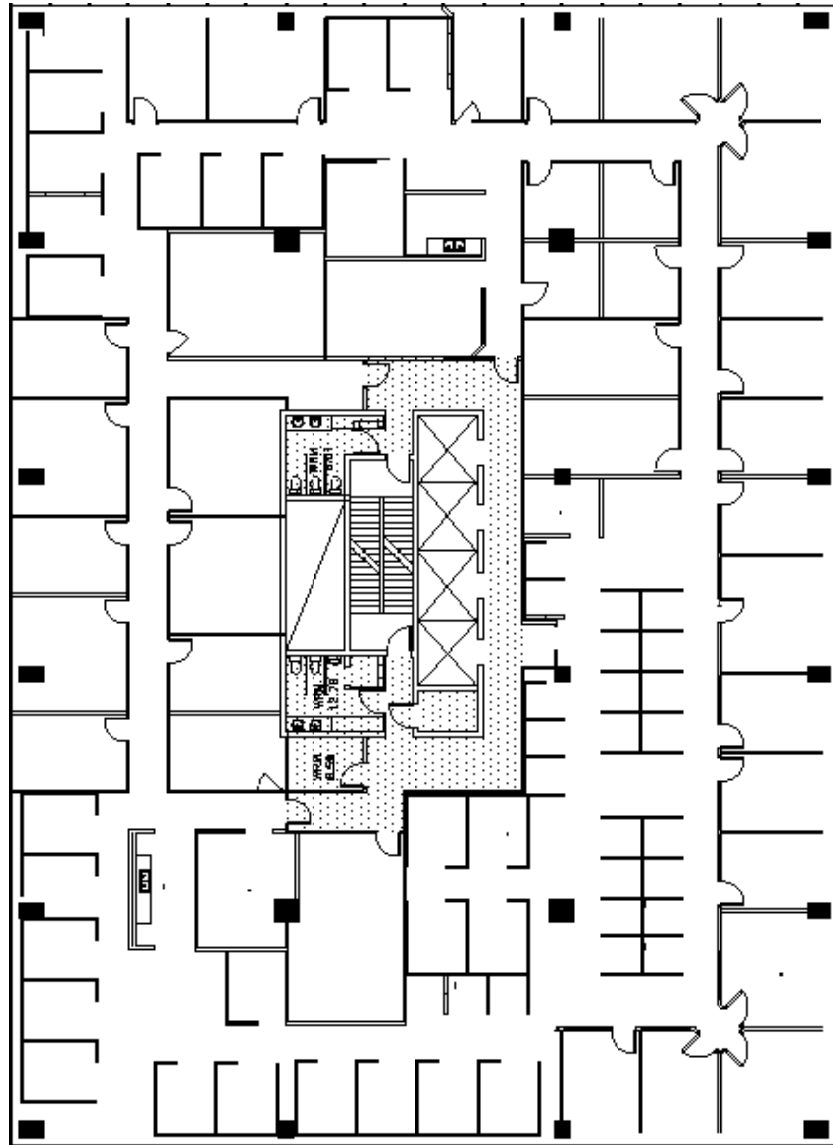
2,000 - 10,927 sq. ft.



North ▲

7th Floor

2,000 - 15,260 sq. ft.



North ▲

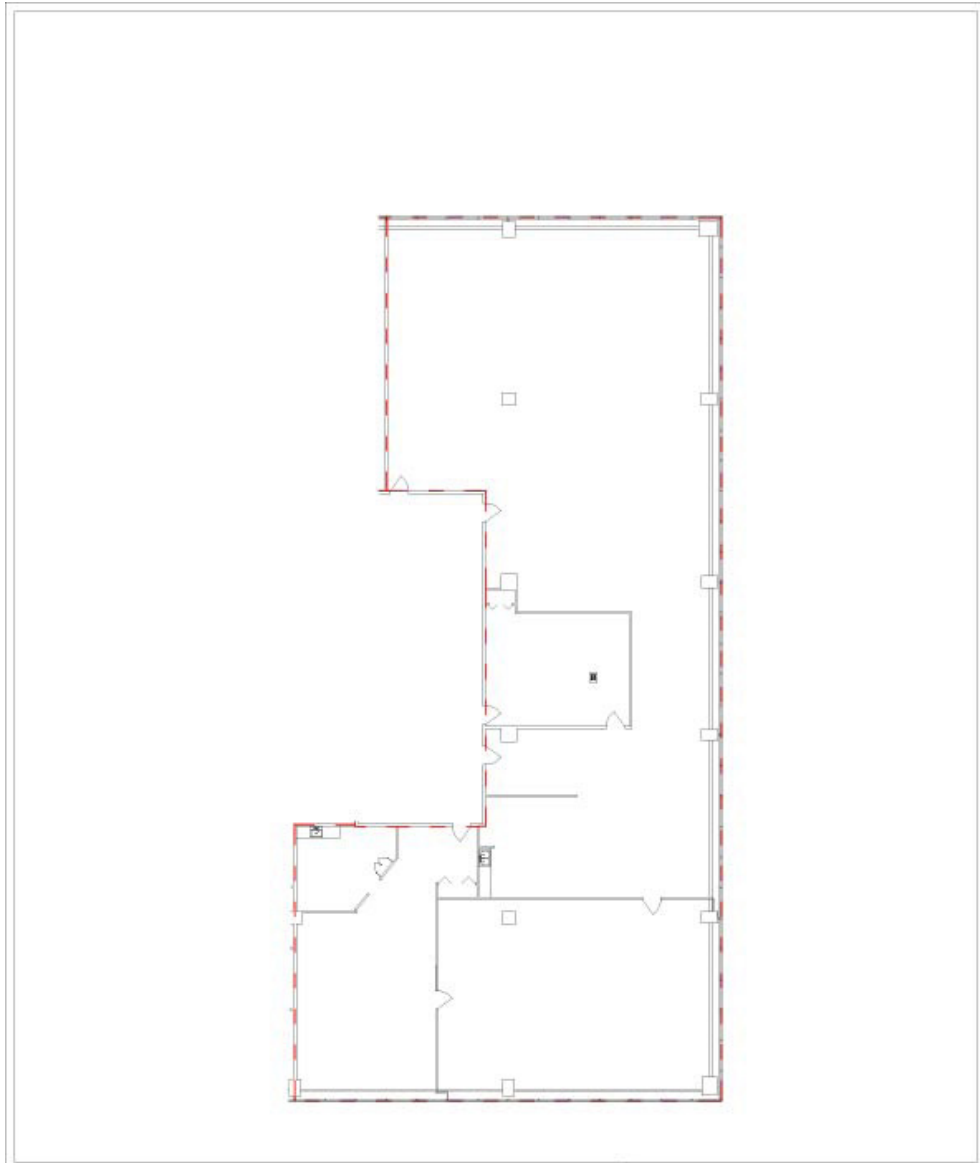


108th
STREET
BUILDING

9942

8th Floor

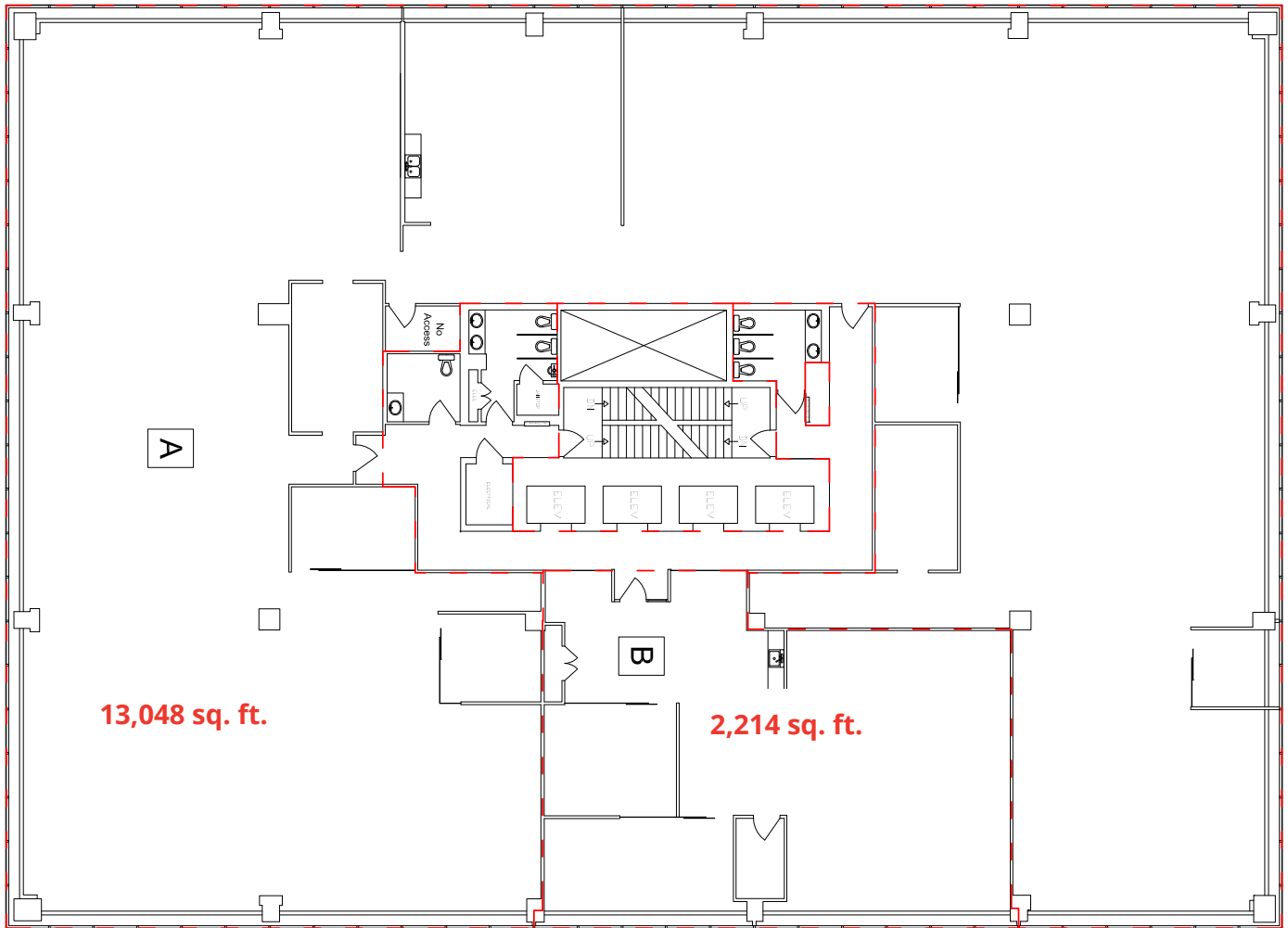
2,000 - 8,699 sq. ft.



North ▲

10th Floor

2,000 - 15,262 sq. ft.






MacEwan University


ICE District

Metro LRT Line

109 Street

104 Avenue


Alex Decoteau Park


Central Business District


Churchill Station


Corona Station


Bay Enterprise Station


Central Station

Jasper Avenue

Capital LRT Line

 **108 Street Building**


Government Centre Station


Diamond Park


Alberta Legislature Grounds

Nearby Restaurants & Coffee Shops

UNDER A 5-MINUTE WALK

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.

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



Contact Us

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