

QUALIFIED TENANTS RECEIVE UP TO 6 MONTHS FREE NET RENT*

(*Minimum 5 Year Term, to qualified tenants)



#201, 10577 109 Street, Edmonton

CENTRAL 2nd FLOOR OFFICE



PROPERTY DETAILS

Address:	#201, 10577 109 Street, Edmonton
Legal:	Plan B4 Blk 8 Lot 168
Zoning:	MU (Mixed-Use)
Total Size:	2,750 SF (+/-)
Lease Rate:	\$10.00 / SF
Op Costs:	\$8.50/SF (*estimate includes avg utilities)
Parking:	1 reserved stall + street parking
Available:	Immediately
Elevator:	No



PROPERTY HIGHLIGHTS

- Main floor space available (can be leased with second floor office – has connecting interior stairwell)
- Centrally located on 109 Street and 106 Ave in Central McDougall
- Built out with several private offices, meeting room, 2 washrooms and kitchen/staff room
- Ideal for professional, personal or health services, community centre or collaborative space
- 2 blocks from MacEwan University



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DOWNTOWN



TRANSIT



UNIVERSITY



DINING





Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.



PROPERTY LOCATION

10577 109 Street, Edmonton

Neighbourhood features:



DOWNTOWN



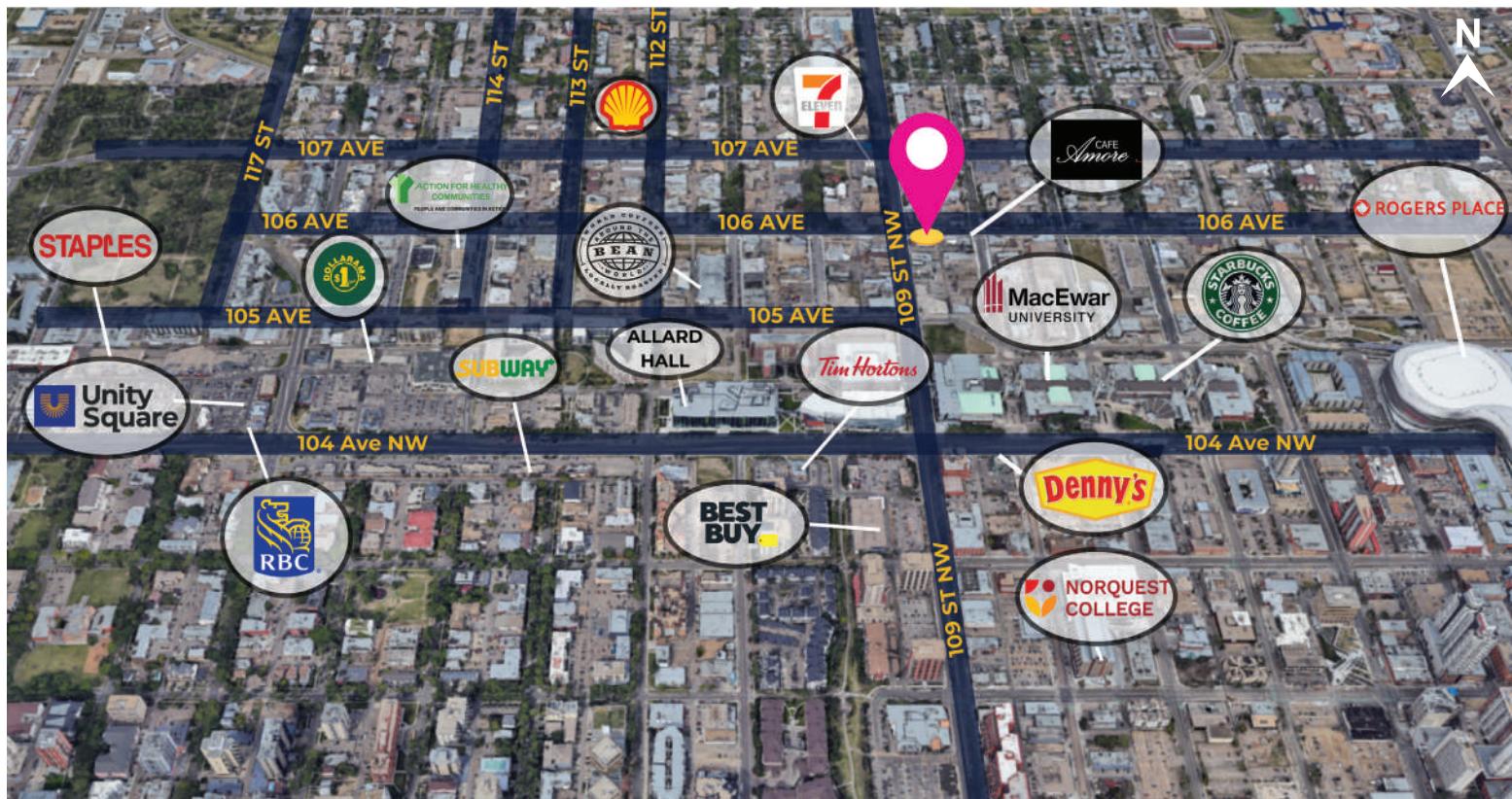
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VEHICLES PER DAY

109 Street: 31,175

107 Avenue: 22,038



AREA POPULATION (within 5kms)

- 213,710 Residents
- 297,364 Daytime Population



AREA INCOME

- Average household income of \$90,614



LOCATION FEATURES

- **Prime Central Location:** Situated in the heart of Edmonton, offering excellent visibility and accessibility.
- **Proximity to Downtown Core:** Minutes from Edmonton's vibrant downtown with offices, retail, and entertainment venues.
- **Excellent Transit Connectivity:** Walking distance to multiple bus stops and the Corona LRT Station, ensuring easy public transportation access.
- **Surrounded by Amenities:** Nearby restaurants, cafes, banks, and fitness centers provide convenience for businesses and their customers.



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