

**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



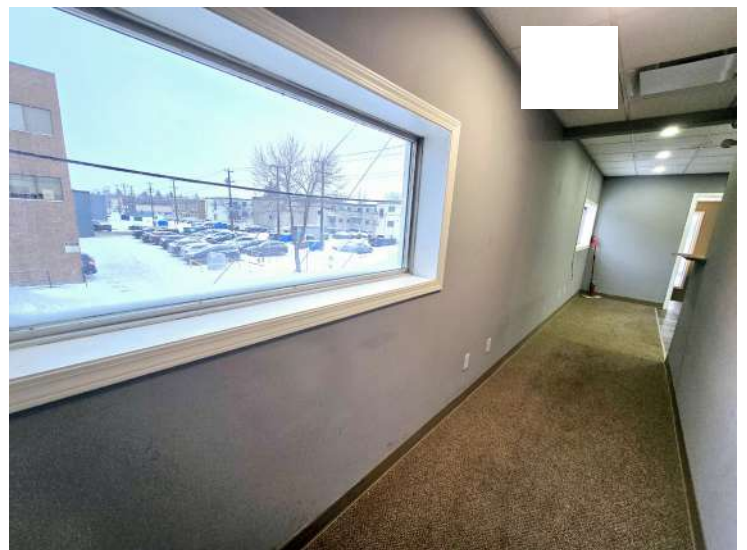
## PROPERTY HIGHLIGHTS

- 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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10577 109 Street, Edmonton

Neighbourhood features:



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



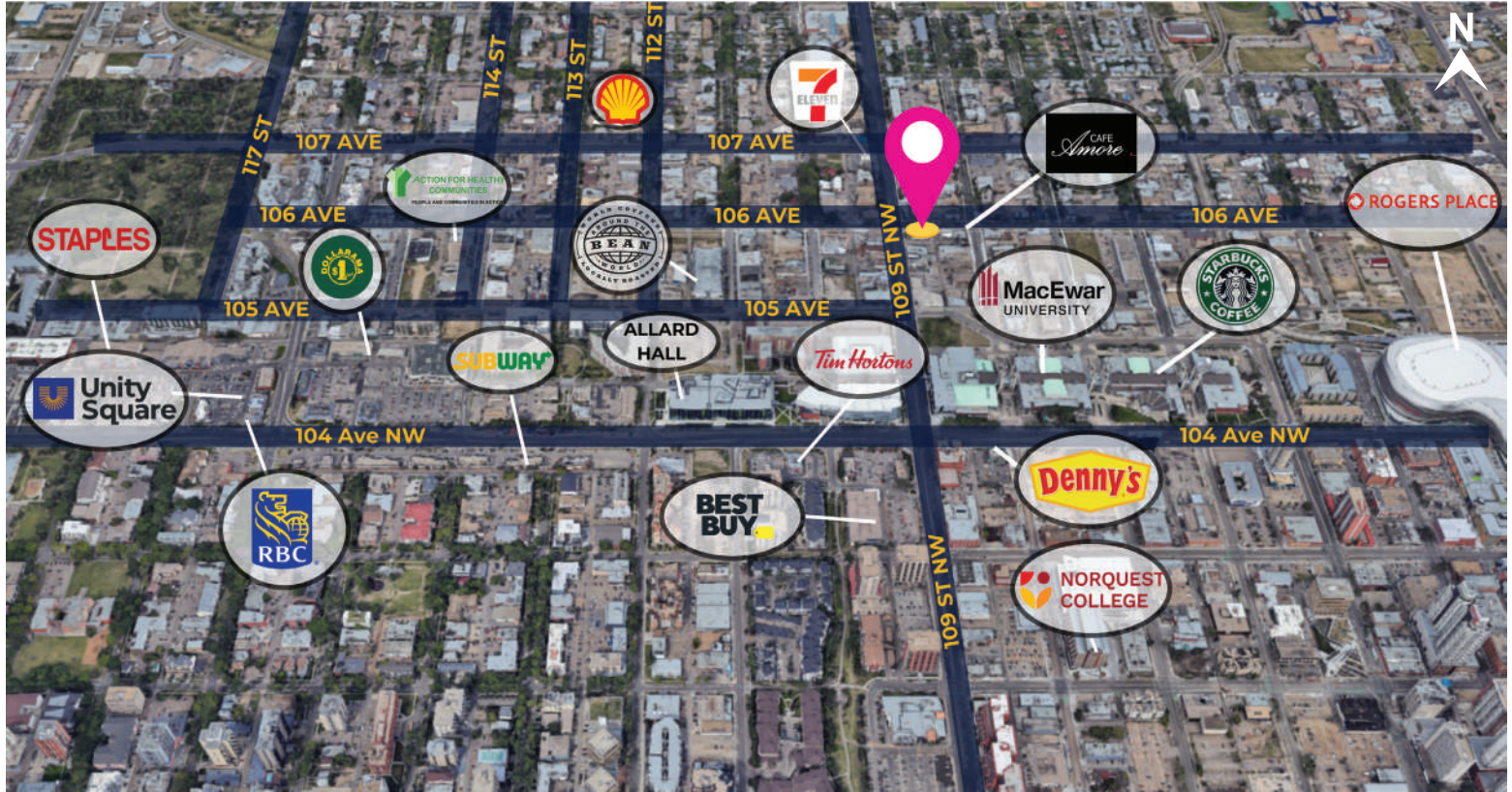
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### VEHICLES PER DAY

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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