



THE DORCHESTER
10357 109 Street, Edmonton, AB

FOR LEASE

FOR LEASE

Unique brick and beam features

THE DORCHESTER

10357 109 Street, Edmonton, AB

This historic building showcases stunning architectural features like exposed brick walls, open beams and modern lighting, providing a charming and distinctive atmosphere. The location itself is advantageous, as it is nestled in a vibrant part of downtown with an array of nearby amenities such as cafes, restaurants, and shops. With its blend of historical charm and contemporary amenities, The Dorchester is an ideal choice for those looking for an office space that is both visually appealing and conveniently located.

Offering summary

Area available:

- Suite 0160: 970 sf
- Suite 101: 3,361 sf
- Suite 205: **LEASED**
- Suite 210: 8,293 sf] *Demisable*
- Suite 310: 3,001 sf] *Contiguous*
- Suite 315: 2,358 sf] *7,826 sf*
- Suite 320: 2,467 sf

Base rent: \$14.00 - \$16.00 psf

Additional rent: \$16.96 psf (2026 est.)

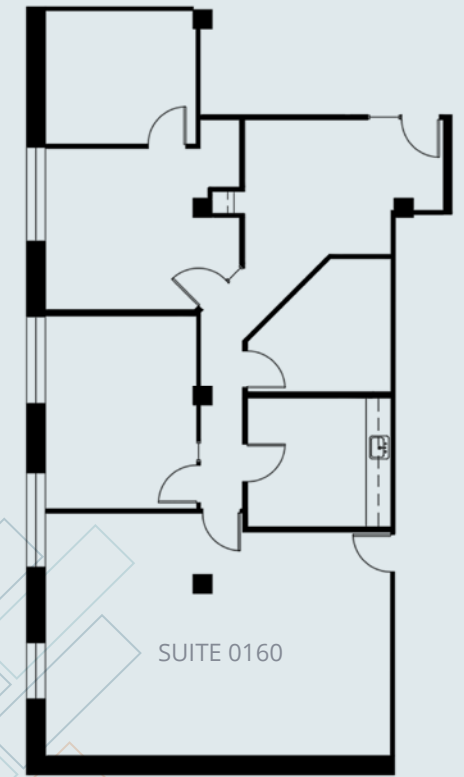
T.I. allowance: Negotiable

Parking: 1.42/1,000 sf surface & heated above ground at market rates

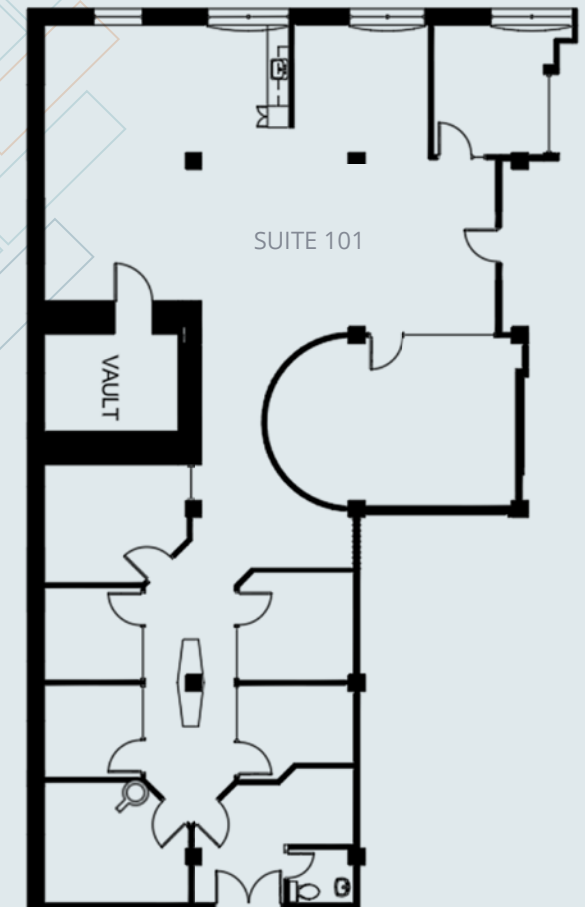
Zoning: UW (Urban Warehouse)



Suite 0160 | 970 sf



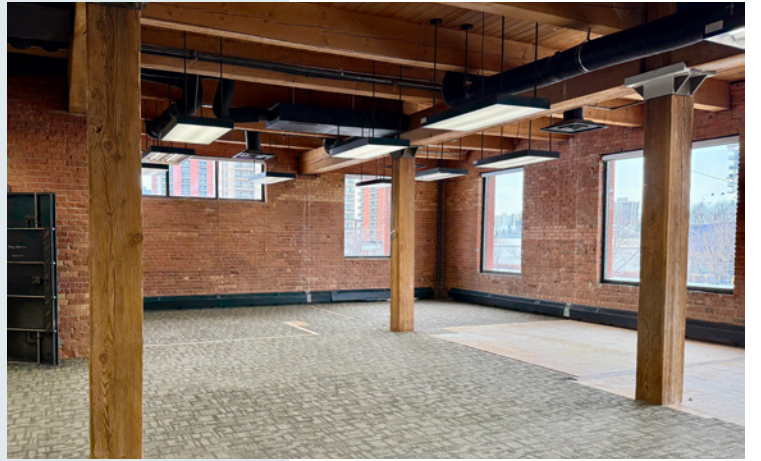
Suite 101 | 3,361 sf



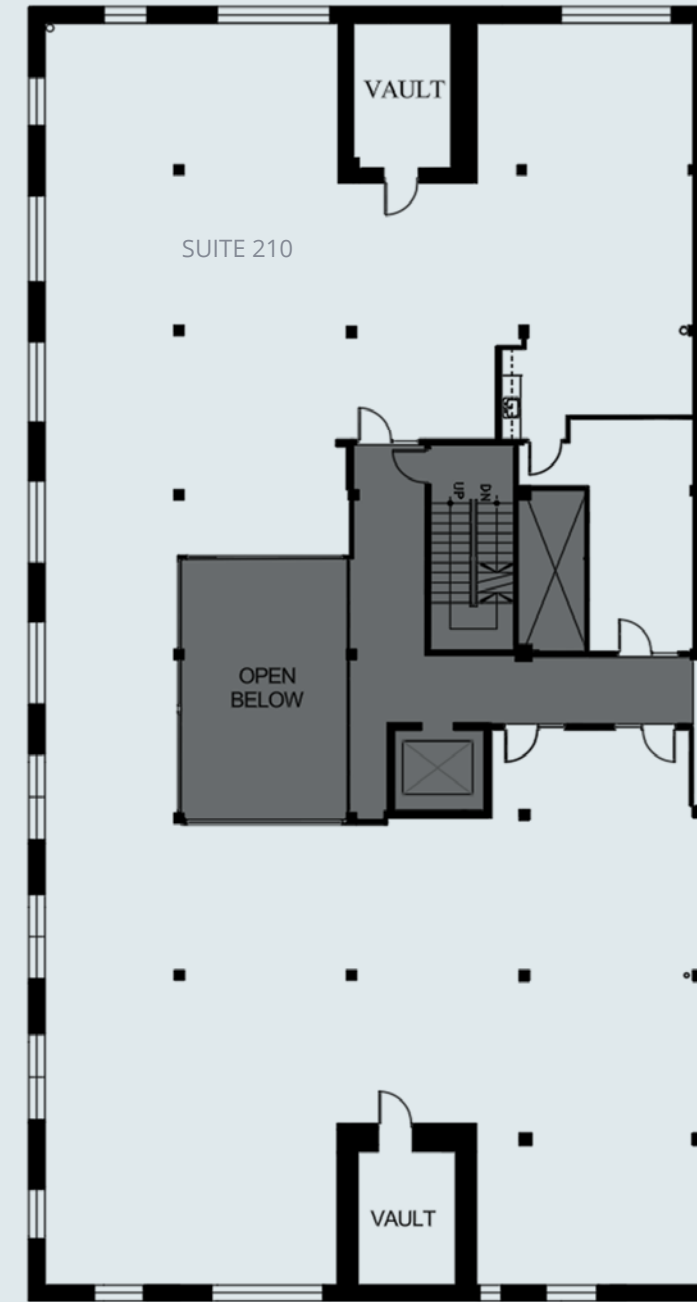
Suite 205 | 1,033 sf



Suite 210 | 8,293 sf



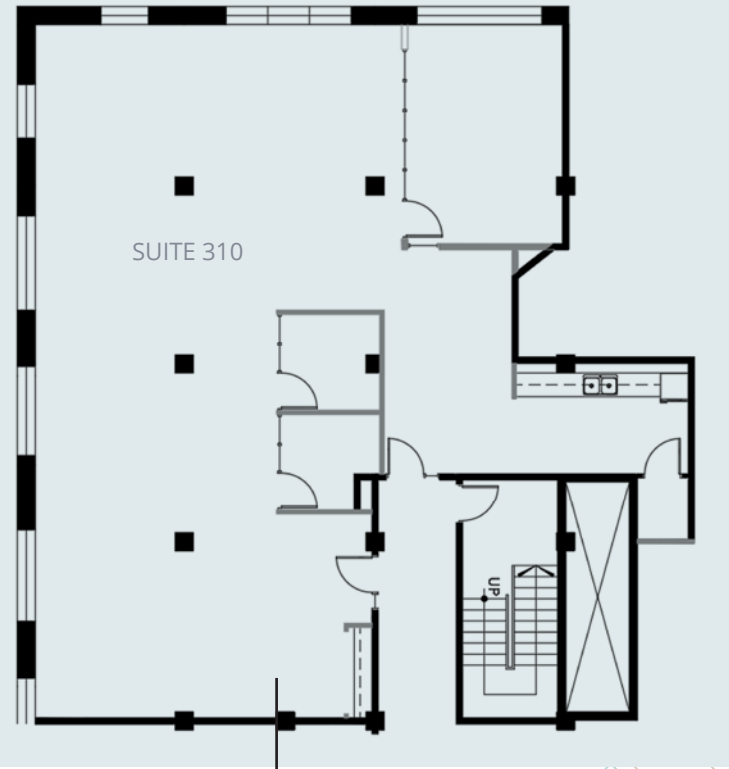
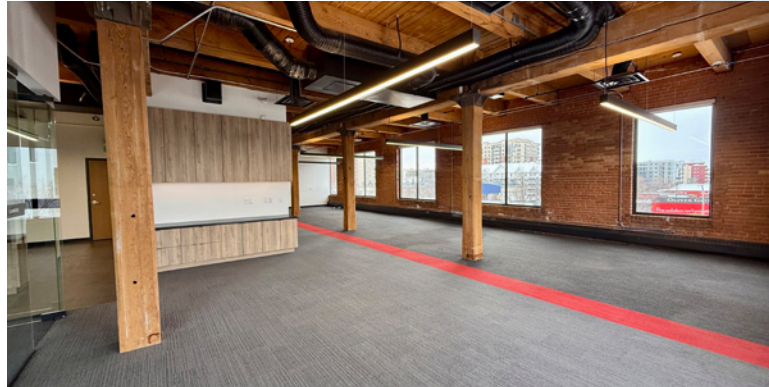
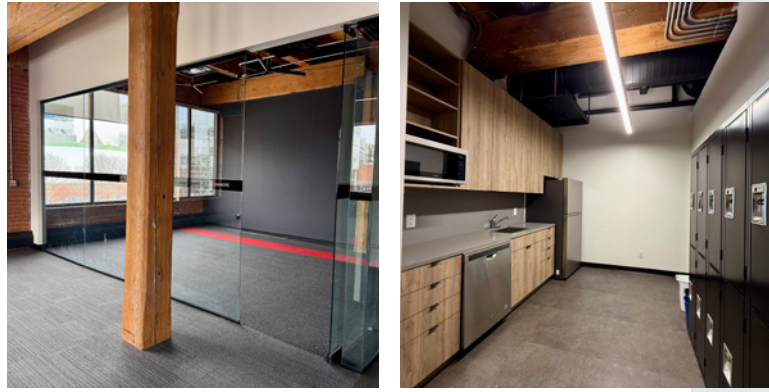
Suite 210 | 8,293 sf



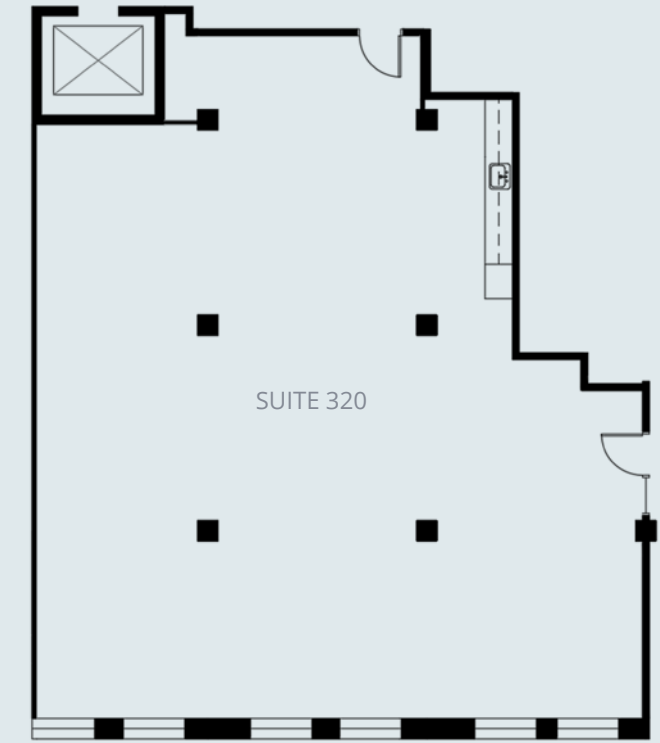
Demising opportunities available.



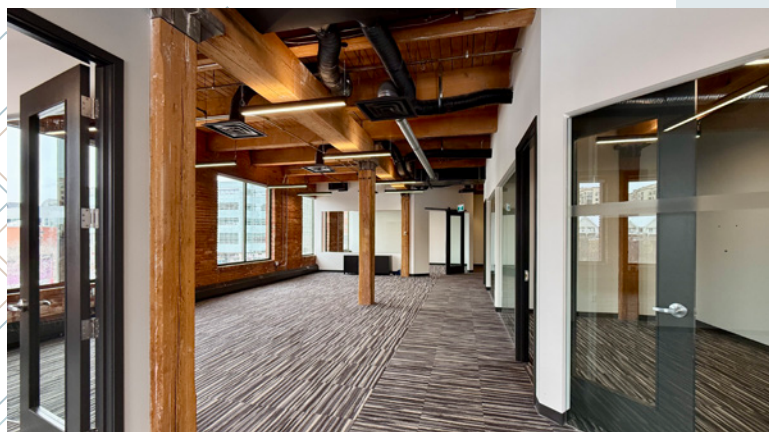
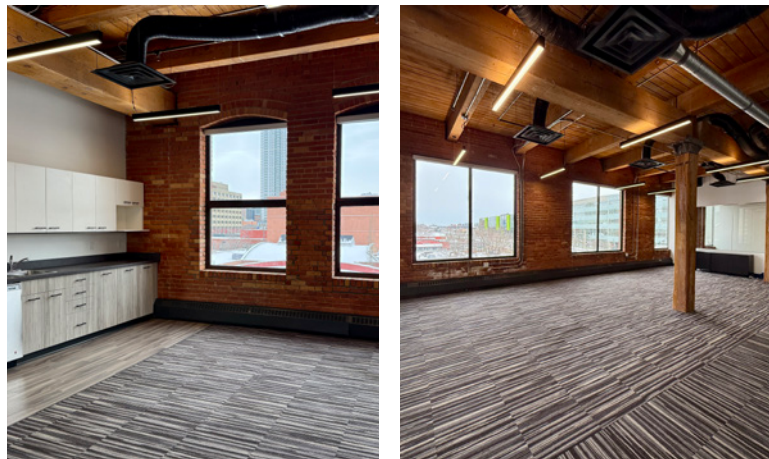
Suite 310 | 3,001 sf



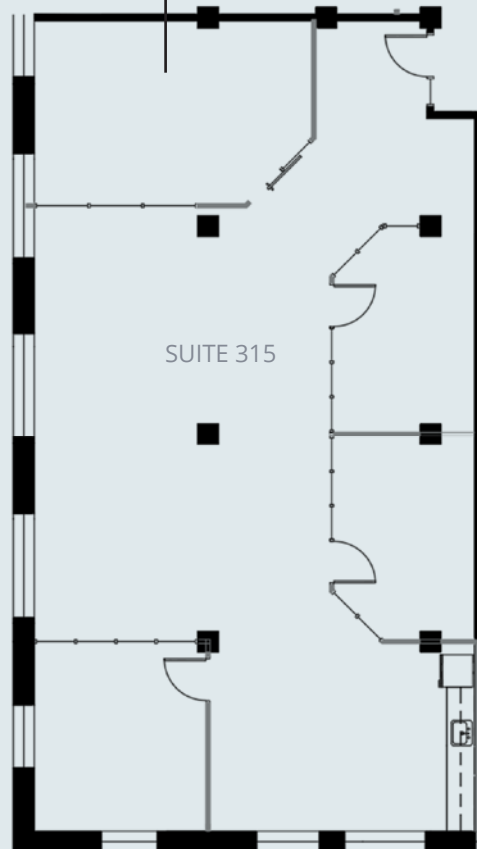
Suite 320 | 2,467 sf



Suite 315 | 2,358 sf




Contiguous
7,826 sf




Historic Charm Meets Modern Downtown Energy at **THE DORCHESTER**

 Exposed brick walls

 LRT and transit nearby

 Multiple layout opportunities

 Amenities within walking distance



93

Walker's paradise
(walk score)

84

Excellent transit
(transit score)

90

Biker's paradise
(bike score)

THE DORCHESTER

10357 109 Street, Edmonton, AB

FOR LEASE

Get more
information

Jason Gardner
Principal
+1 780 429 7569
jason.gardner@avisonyoung.com

Mackenzie Banfield
Assistant, Brokerage Services
+1 204 804 6731
mackenzie.banfield@avisonyoung.com

**AVISON
YOUNG**

avisonyoung.com

© 2026 Avison Young Commercial Real Estate Services, LP. All rights reserved. E. & O.E. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young