



**10441 - 124 STREET | EDMONTON, AB | SECOND FLOOR OFFICE UNITS**

### PROPERTY DESCRIPTION

- Multiple second-floor walk-up office units available.
- Bright spaces featuring multiple windows and common washrooms.
- Excellent location fronting busy 124 Street with quick access to Stony Plain Road.
- Less than 10 minutes from Downtown Edmonton, with close proximity to Glenora, Oliver, and Westmount neighborhoods.

#### **DAN BUDMAN**

Vice President, Office Division  
587 338 3338  
dbudman@naiedmonton.com

#### **DON ROBINSON**

Senior Associate  
587 635 2490  
drobinson@naiedmonton.com

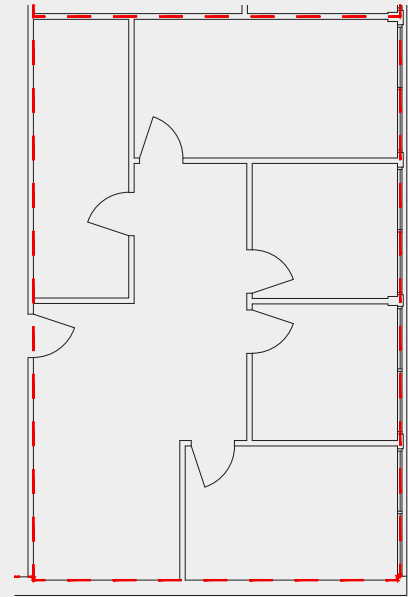
#### **HARRIS VALDES**

Associate  
587 635 5611  
hvaldes@naiedmonton.com



UNIT 202

SIZE	1,167 sq.ft.±
LEGAL DESCRIPTION	Plan RN22 Blk 22 Lot 2,3
AVAILABLE	Immediate
ZONING	Mixed Use (MU)
LEASE TERM	3-10 years
NET LEASE RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$17.62/sq.ft./annum (2026 estimate) Includes the Tenants proportionate share of property tax, common area maintenance, management fees and utilities (gas, water and power)

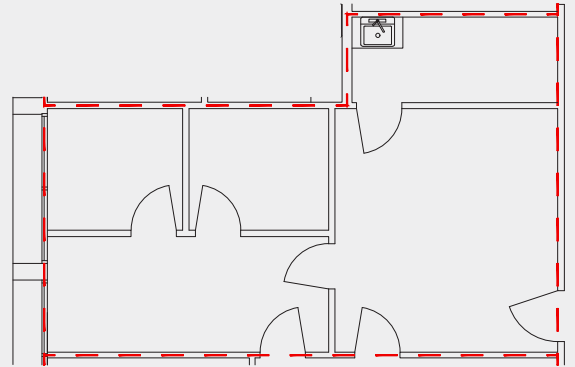


FOR ILLUSTRATIVE PURPOSES - NOT EXACT - NOT TO SCALE



UNIT 203

SIZE	601 sq.ft.±
LEGAL DESCRIPTION	Plan RN22 Blk 22 Lot 2,3
AVAILABLE	30 days notice
ZONING	Mixed Use (MU)
LEASE TERM	3-10 years
NET LEASE RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$17.62/sq.ft./annum (2026 estimate) Includes the Tenants proportionate share of property tax, common area maintenance, management fees and utilities (gas, water and power)

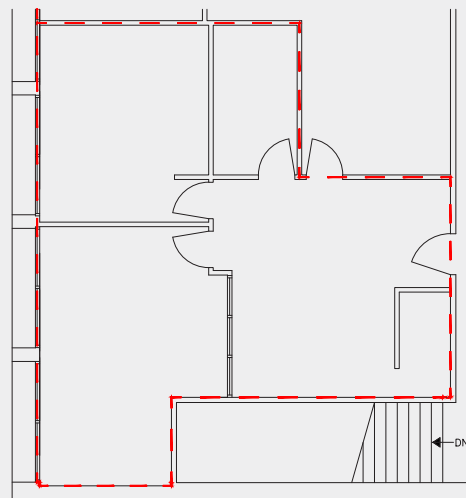


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UNIT 205

SIZE	903 sq.ft.±
LEGAL DESCRIPTION	Plan RN22 Blk 22 Lot 2,3
AVAILABLE	Immediate
ZONING	Mixed Use (MU)
LEASE TERM	3-10 years
NET LEASE RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$17.62/sq.ft./annum (2026 estimate) Includes the Tenants proportionate share of property tax, common area maintenance, management fees and utilities (gas, water and power)



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