

# FOR LEASE

10132 105 STREET, EDMONTON, AB


±820-2,402 SQ. FT.



**CENTRAL DOWNTOWN SECOND FLOOR OFFICE SPACE**

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

 [www.lizotterealestate.com](http://www.lizotterealestate.com)

 780.488.0888

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## CENTRAL DOWNTOWN OFFICE SPACE

### PROPERTY INFORMATION

**Municipal Address:** 10132 105 Street, Edmonton, AB

**Available Size:** Unit 200 ±2,402 SF

Unit 204 ±820 SF

**Zoning:** Urban Warehouse Zone (UW)

**Parking:** Monthly Parking Available at Market Rent

**Possession:** Immediately

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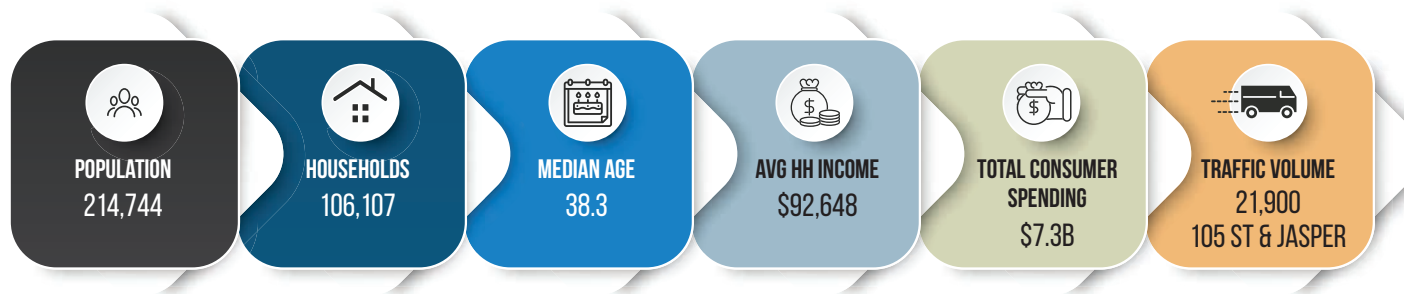
**Lease Rate:** \$14.00/SF

**OP Costs:** \$12.85/SF Power included for Unit 204

### PROPERTY HIGHLIGHTS

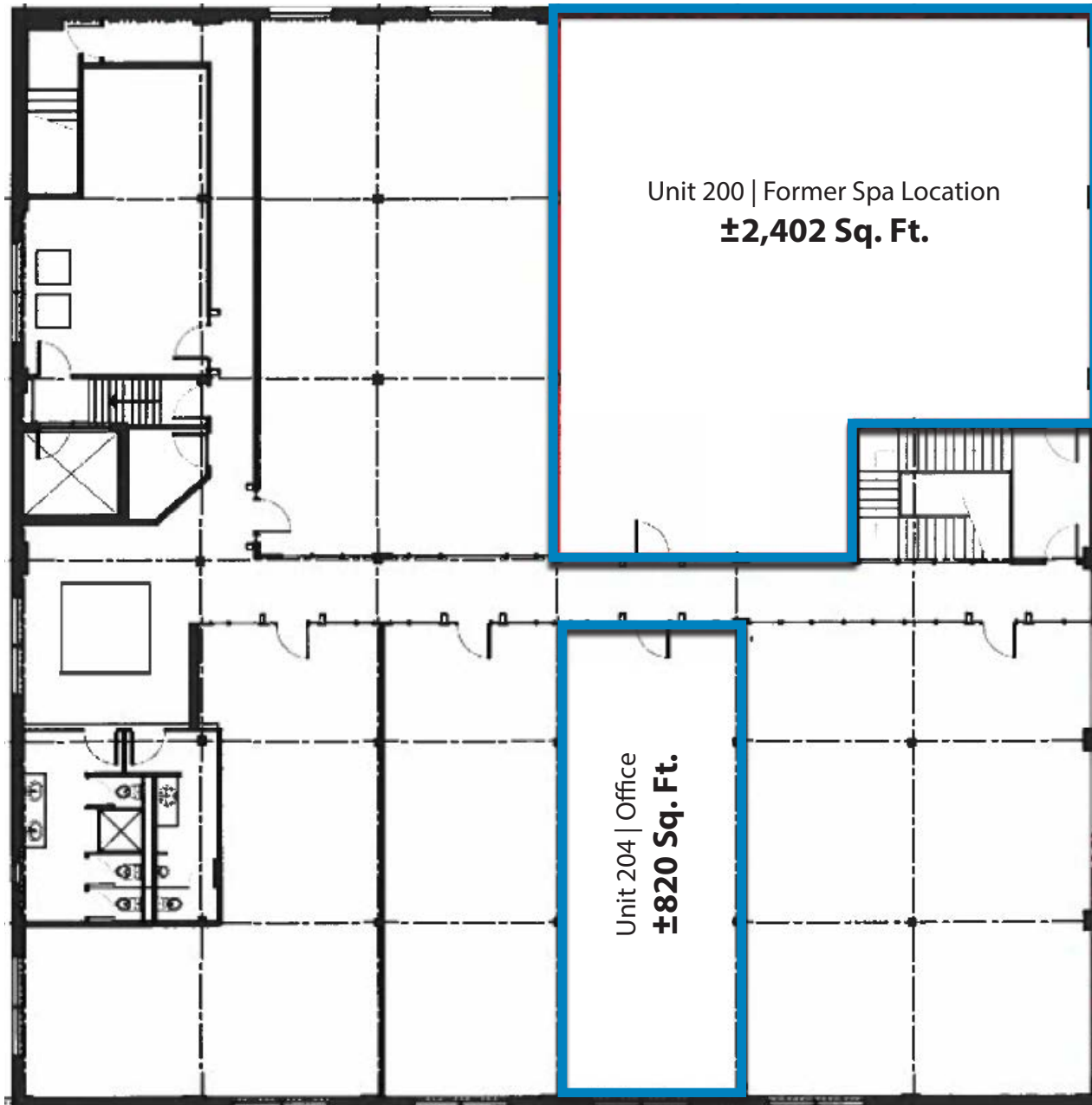
- Second floor office space available in the heart of Downtown Edmonton
- Suitable for professional office, administrative, consulting, wellness, or service-based user
- Flexible office layouts
- Excellent central location with convenient access to Jasper Avenue. Ideal for businesses seeking accessible and affordable office spaces in the heart of Downtown Edmonton.

### DEMOGRAPHICS WITHIN 5KM



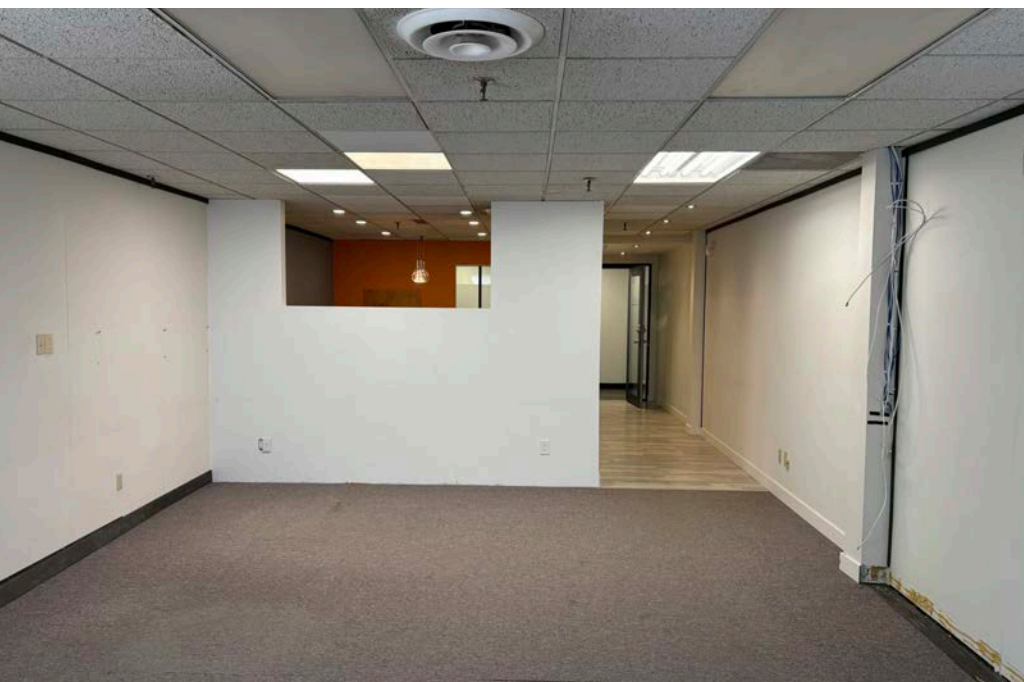
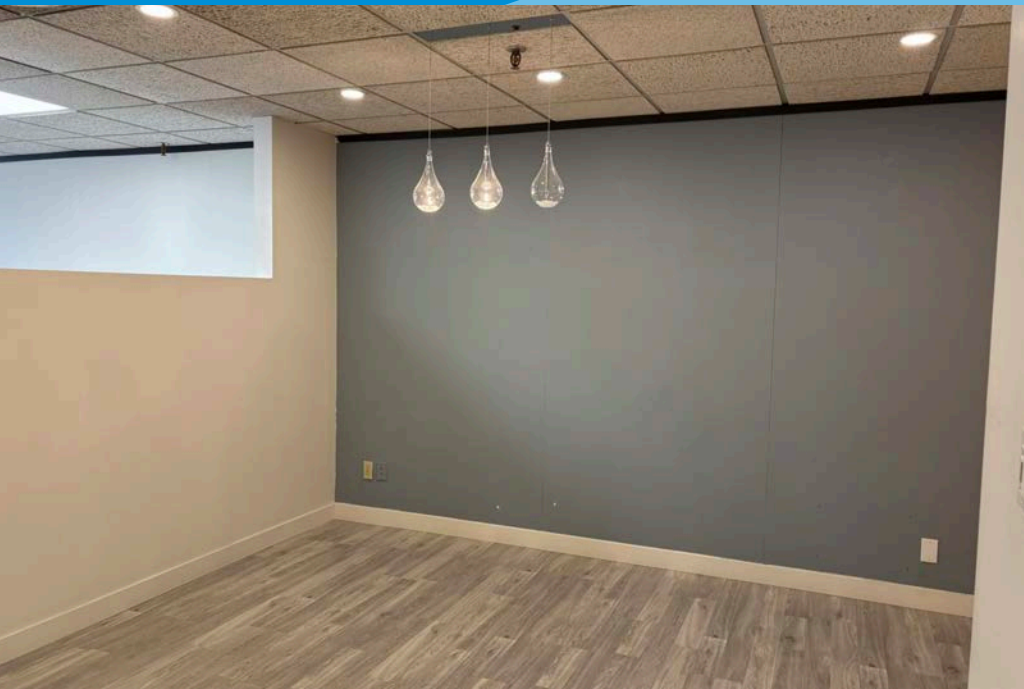
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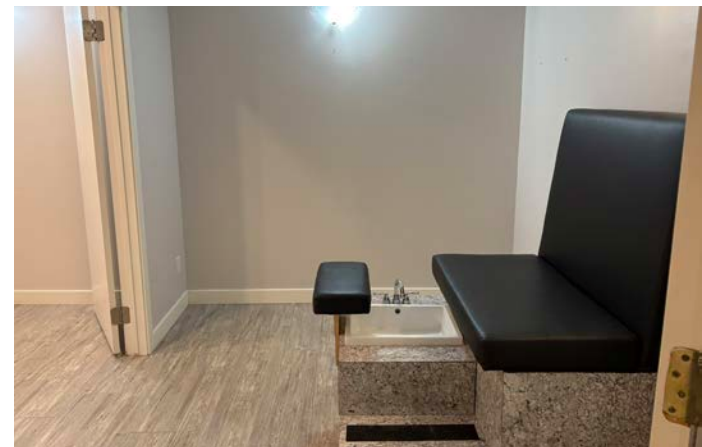
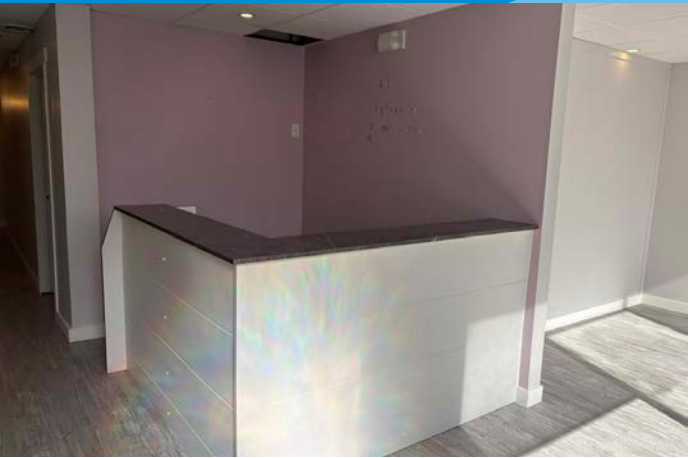
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## CONTACT

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