

**AVISON
YOUNG**

Baker Centre

10025 - 106 Street NW, Edmonton, AB

FOR SALE

Edmonton Capital Markets & Office



**CANADA BEST
MANAGED
COMPANIES**
Platinum member

THE OFFERING

EXECUTIVE SUMMARY

Avison Young Commercial Real Estate Services, LP (“Avison Young” or the “Advisor”) is pleased to offer for sale a 100% freehold interest in Baker Centre (the “Property” or “Offering”), a prominent office tower located in the heart of Edmonton’s Government District.

Baker Centre is a 15-storey office building comprising 142,538 square feet of leasable area on a 0.70-acre site. Strategically located at 10025 - 106 Street, the Property is home to a strong roster of government tenants, offering in-place income and long-term leasing potential. The tenancy mix reflects the Property’s prime location within the city’s administrative core, making it an attractive opportunity for investors seeking exposure to government-backed covenants.

The Property benefits from excellent access to public transportation, including proximity to multiple LRT stations, as well as nearby amenities and services. Its central location within downtown Edmonton provides both visibility and connectivity, reinforcing its value as a core office asset.

Baker Centre is being offered with no set bid date for the time being. Offers will be considered as they are received.

For more information, please reach out to a member of the advisory team.

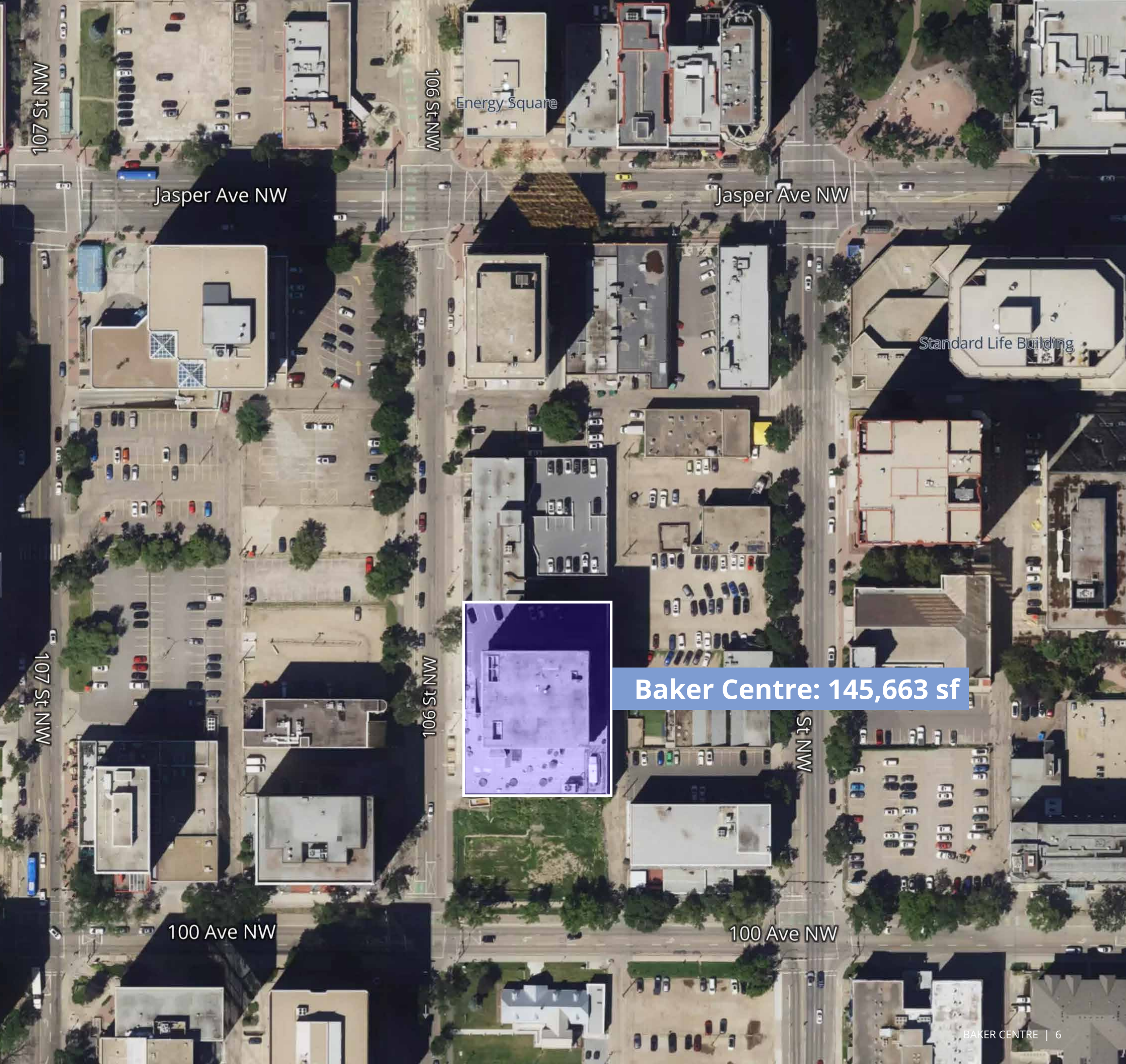
[SIGN CONFIDENTIALITY AGREEMENT ONLINE](#)



BAKER CENTRE

PROPERTY SUMMARY

Municipal address	10025 - 106 Street NW, Edmonton, AB
Legal address	Plan NB; Block 5; Lot 53,54,55,56
Neighbourhood	Downtown (Government District)
Leasable area	142,538 sf
Occupancy	43%
Site size	0.70 acres
Parking	Above-ground parkade: 179 stalls Underground parkade: 50 stalls Total: 229 stalls (1.6 stalls per 1,000 sf)
Land use	CMU - Commercial Mixed Use
Year built	1969 (Renovated in 2024)
Storeys	15
Elevators	3
Notable Tenants	Alberta Infrastructure, Department of National Defense, REACH



BAKER CENTRE

LOCATION OVERVIEW

Baker Centre is ideally situated on the quieter end of Jasper Avenue, offering a more relaxed commute while maintaining seamless access to Edmonton’s stunning river valley—perfect for a midday walk or fresh-air break. Despite its peaceful setting, the property remains closely connected to the energy and amenities of downtown. A wide selection of nearby dining and coffee options includes Bar Oro Caffé & Roastery, The Marc, Coffee Bureau, Olly Fresco’s, Cora, Lock Stock Coffee, Starbucks, and more. Commuters will also appreciate the convenient walking distance to both the Corona and Bay/Enterprise Square LRT stations.



1,137,460

Population



14.3%

Projected population growth 2024-2029



432,557

Households



\$123,440

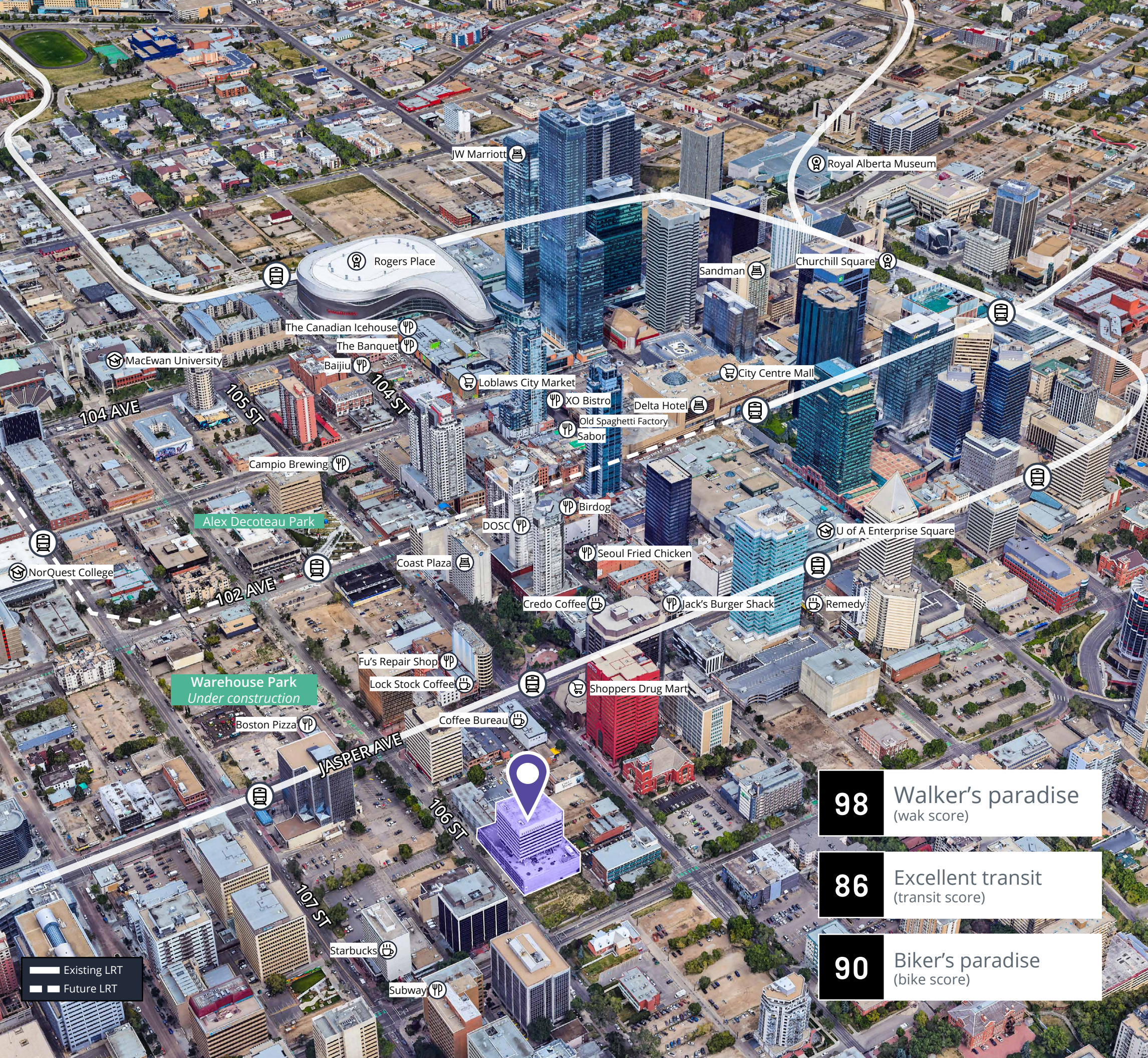
Average household income



36.9

Median age

Sitewise, Edmonton, Alberta



BAKER CENTRE

10025 – 106 STREET, EDMONTON, AB



Get in touch

Capital Markets

Reed Newnham
Principal
+1 780 993 1419
reed.newnham@avisonyoung.com

Kelsey McBain
Associate, Brokerage Services
+1 587 936 2795
kelsey.mcbain@avisonyoung.com

James Robertson
Principal
+1 780 246 1832
james.robertson@avisonyoung.com

Jacob McIntyre
Associate
+1 780 221 7320
jacob.mcintyre@avisonyoung.com

Office

Mark Hartum, SIOR
Principal
+1 780 499 9357
mark.hartum@avisonyoung.com

Hillary Willilams
Senior Associate
+1 780 993 3125
hillary.williams@avisonyoung.com

Jason Gardner
Principal
+1 587 594 6226
jason.gardner@avisonyoung.com

Cailey Martiniuk
Associate, Brokerage Services
+1 780 429 7553
cailey.martiniuk@avisonyoung.com



Visit us online
[avisonyoung.com](https://www.avisonyoung.com)

©2025 Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. 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.