



**REDUCED RENTAL
RATES**

FULL FEES TO
OUTSIDE AGENTS

Dominion on Whyte

MULTIPLE OFFICE/RETAIL UNITS STARTING AT 1,345 SF±

10324 - 82 AVENUE, EDMONTON, AB

FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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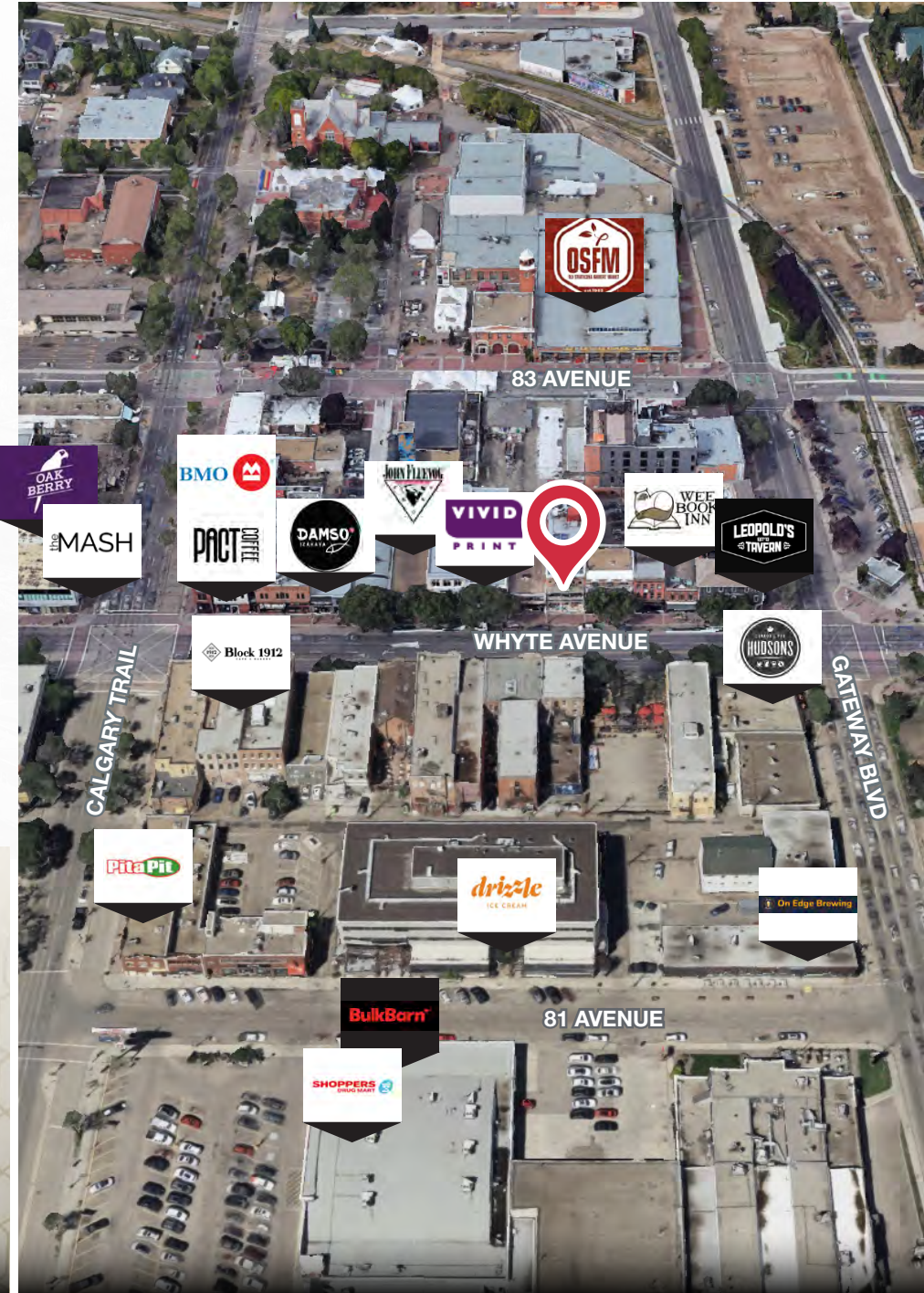
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Property Highlights

- Opportunity to locate within Dominion on Whyte, an iconic development blending contemporary features with historic charm
- Rare fully accessible building on Whyte Avenue with elevator access to all floors
- Availabilities starting at 1,345 sq.ft.± with full floor opportunities up to 3,671 sq.ft.±, consisting of both fully finished units and spaces ready for tenant improvements
- High traffic location with multiple popular tenants attracting a wide range of diverse clientele including Yelo'd Ice Cream, The Woodrack Café, Better Baker YEG and more
- Exceptional location on Whyte Avenue's most vibrant and walkable stretch between Gateway Boulevard and Calgary Trail
- Secured building with video surveillance and on-site security personnel visits



DOMINION

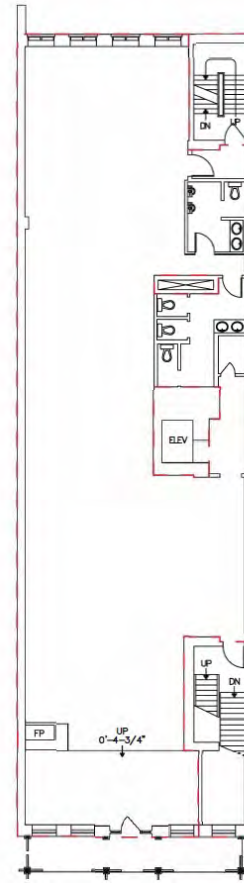


Suite 200

| | |
|-----------------|--|
| AVAILABLE AREA | 1,500 sq. ft. - 3,671 sq. ft.± |
| NET RENTAL RATE | \$12.00/sq. ft./annum Reduced to \$10.00/sq.ft./annum |
| ADDITIONAL RENT | \$14.10/sq.ft./annum (2026 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance including janitorial and security, property management, and utilities (natural gas, electricity and water/sewer) |
| AVAILABLE | Immediately (Vacant) |

KEY FEATURES

- Opportunity to either Lease the full floor with en-suite direct private elevator access and washrooms, or demise unit with sizes starting at ~1,500 sq. ft.±
- Ready for Tenant improvements with wide open layout and existing bathrooms
- Exclusive use patio overlooking Whyte Avenue
- Brightly lit space with unique full height atrium area with two rows of large windows



EXCLUSIVE USE BALCONY OVERLOOKING WHYTE AVENUE



PRIVATE ELEVATOR



CONCEPT RENDERING

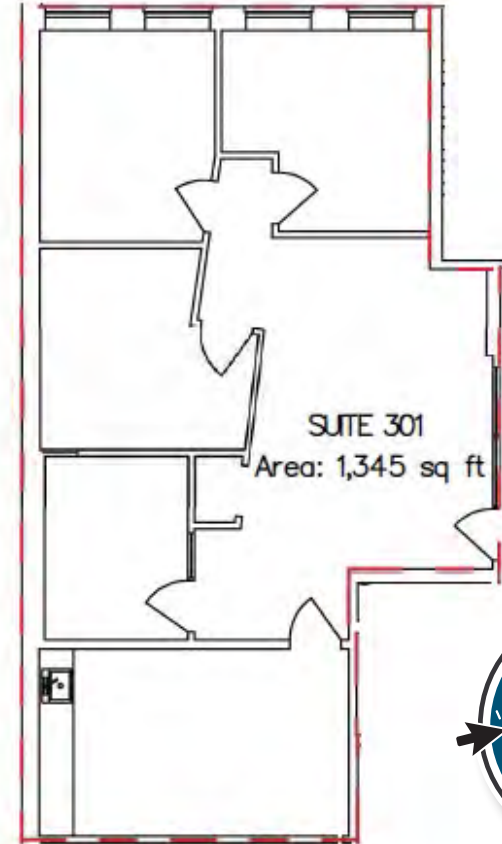


Suite 301

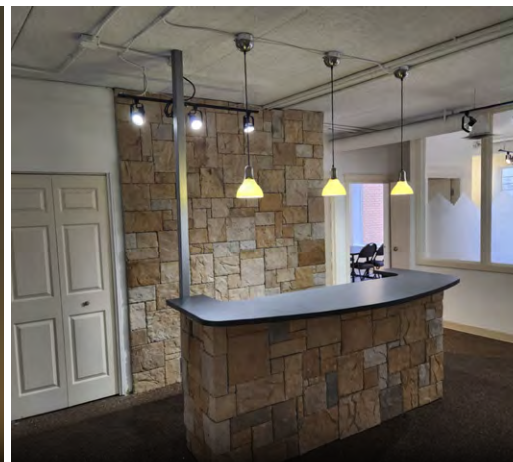
| | |
|-----------------|--|
| AVAILABLE AREA | 1,345 sq. ft.± |
| NET RENTAL RATE | \$14.00/sq. ft./annum Reduced to \$12.00/sq.ft./annum |
| ADDITIONAL RENT | \$14.10/sq.ft./annum (2026 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance including janitorial and security, property management, and utilities (natural gas, electricity and water/sewer) |
| AVAILABLE | Immediately |

KEY FEATURES

- Functional layout consisting of reception area, four private offices and boardroom with kitchenette
- High quality existing build out
- Brightly lit space with interior glazing throughout
- Common area elevator and washrooms access
- Unit overlooks Old Strathcona Market



OVERLOOKING OLD STRATHCONA MARKET

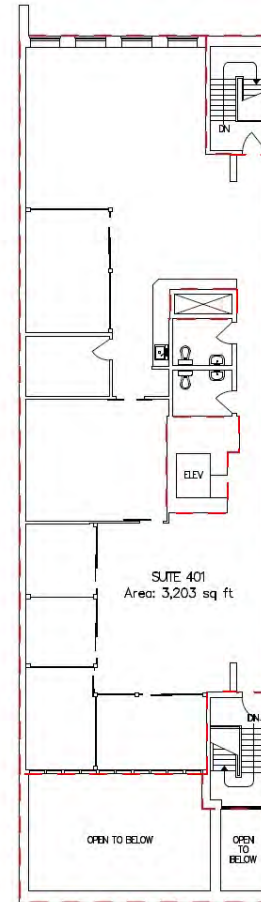


Suite 401

| | |
|-----------------|--|
| AVAILABLE AREA | 3,203 sq. ft.± |
| NET RENTAL RATE | \$14.00/sq. ft./annum Reduced to \$12.00/sq.ft./annum |
| ADDITIONAL RENT | \$14.10/sq.ft./annum (2026 estimate) includes Tenant's proportionate share of property taxes, building insurance, common area maintenance including janitorial and security, property management, and utilities (natural gas, electricity and water/sewer) |
| AVAILABLE | Immediately |

KEY FEATURES

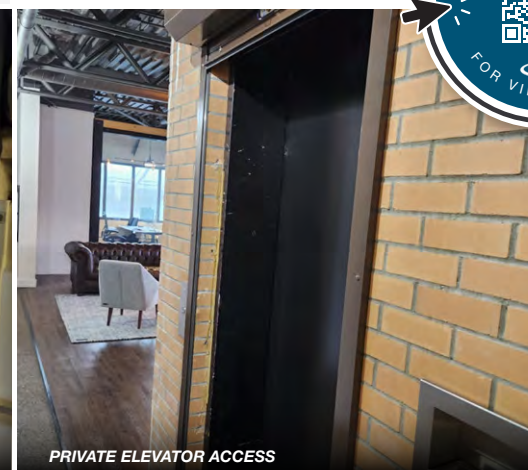
- Full floor opportunity with high quality, existing improvements
- En-suite direct elevator access and private washrooms
- Reception area with perimeter glass offices overlooking the common area atrium with exceptional views
- Multiple boardrooms and large open work areas, in addition to full kitchenette and two accessible washrooms



OFFICES OVERLOOKING ATRIUM



FULL KITCHENETTE



PRIVATE ELEVATOR ACCESS



IN-SUITE FULLY ACCESSIBLE WASHROOM

DOMINION ON WHYTE

DOWNTOWN



DOMINION ON WHYTE

GATEWAY BLVD
21,000 VEHICLES PER DAY

CALGARY TRAIL
20,800 VEHICLES PER DAY

WHYTE AVENUE
25,300 VEHICLES PER DAY



Dominion on Whyte

NAI Commercial

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