

10311 Saskatchewan Drive

Character building

10311 Saskatchewan Drive NW
Edmonton, AB

Nicely improved professional office space

 [Click for virtual tour](#)



Character Building

10311 Saskatchewan Drive NW | Edmonton, AB



Front Entrance



Main Floor Meeting Room



Basement



Main Floor Office

Standout Office Space with High Exposure & Convenience

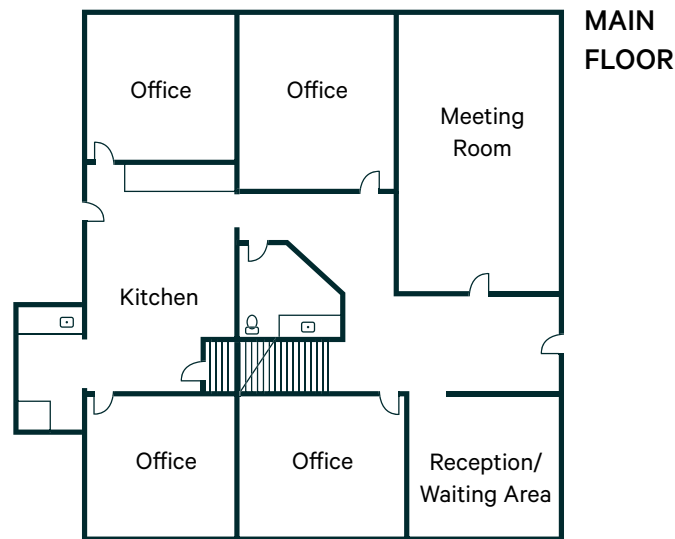
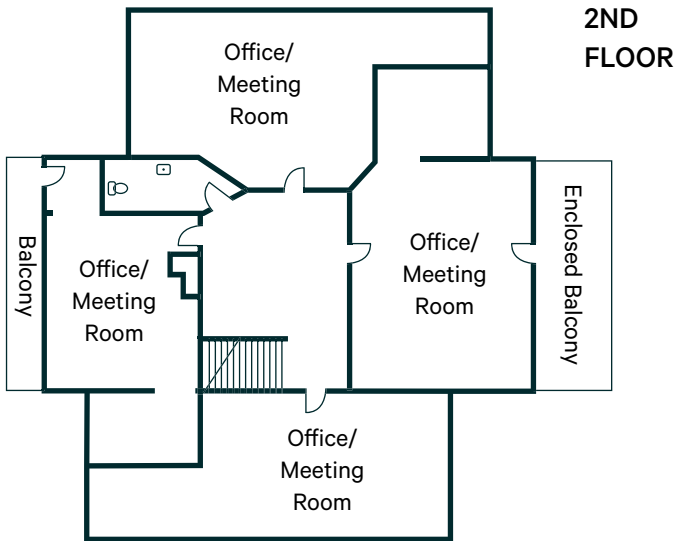
10311 Saskatchewan Drive offers exceptional visibility and quick access to Downtown & Whyte Avenue. This move-in ready building features new flooring, fresh paint, and a functional layout —ideal for professional or client-facing operations.

With private surface parking, this property delivers convenience, exposure, and turnkey professional space in a sought-after location.

Property Highlights

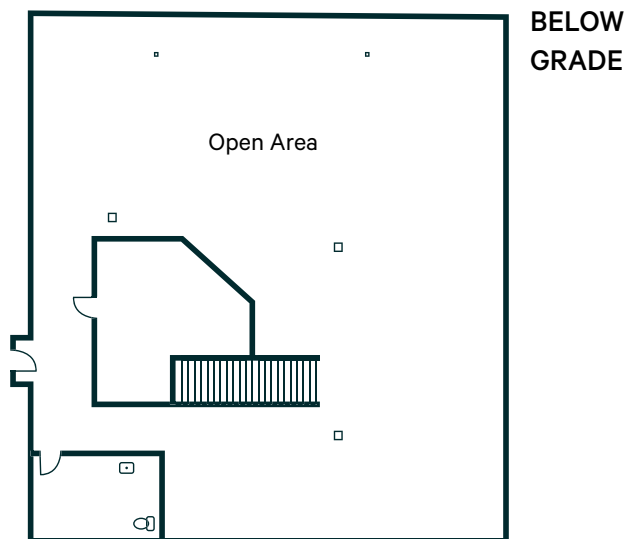
- + **Heritage Building:** Built in 1908 with high-quality finishes, ensuring a professional and polished environment.
- + **Strategic Location:** Situated on Saskatchewan Drive, this building offers proximity to Downtown and Whyte Avenue
- + **Home Office:** Move-in ready, allowing for rapid operational setup.
- + **Abundant Amenities:** Surrounded by a wealth of amenities, providing convenience and enhancing the work-life balance.

Floor Plans Click for virtual tour



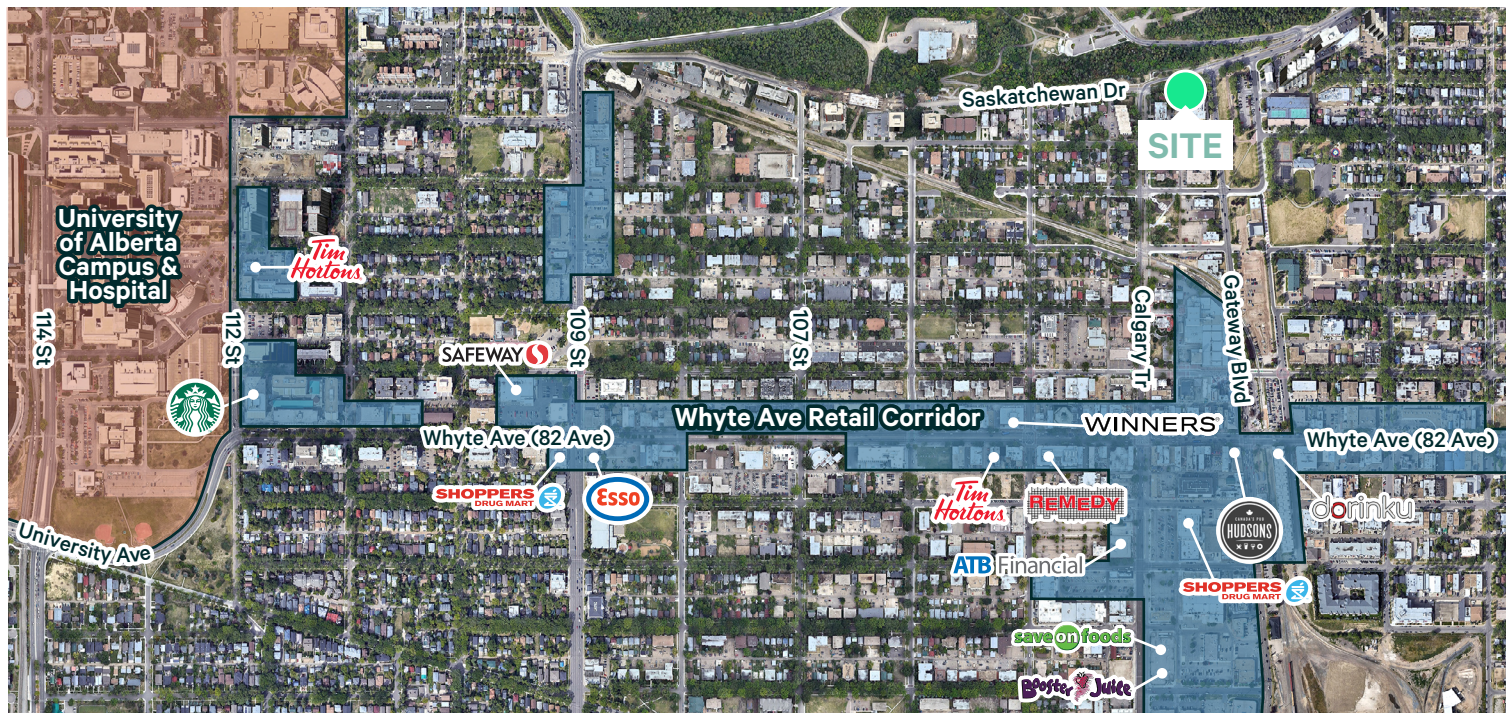
Listing Details

Area	2nd Floor: 1,200 sq. ft. Main Floor: 1,425 sq. ft. Below Grade: 1,425 sq. ft. Total: 4,050 sq. ft.
Parking	6-8 paved surface stalls at rear
Zoning	DC1
Additional Rent (2026)	\$6.46 per sq. ft. + utilities & janitorial
Rental Rate	Above Grade: \$16.00 - \$18.00 per sq. ft. Below Grade: \$8.00 per sq. ft.



Prominent location along Saskatchewan Drive

Minutes from Downtown, Whyte Avenue and major roadways, Gateway Boulevard & Calgary Trail.



Other Local Food & Restaurants

- + Ampersand | 27
- + Block 1912 Cafe
- + Blowers & Grafton
- + Freshii
- + MEAT
- + The Next Act
- + PACT Coffee
- + Pals Sandwiches
- + Pip

Other Local Retail & Services

- + Anytime Fitness
- + BMO
- + Hotels (Varscona, Mettera)
- + Orangetheory Fitness
- + Scotiabank
- + TD Canada Trust
- + RBC Royal Bank
- + YEG Cycle Spin Studio

Contact Us

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