

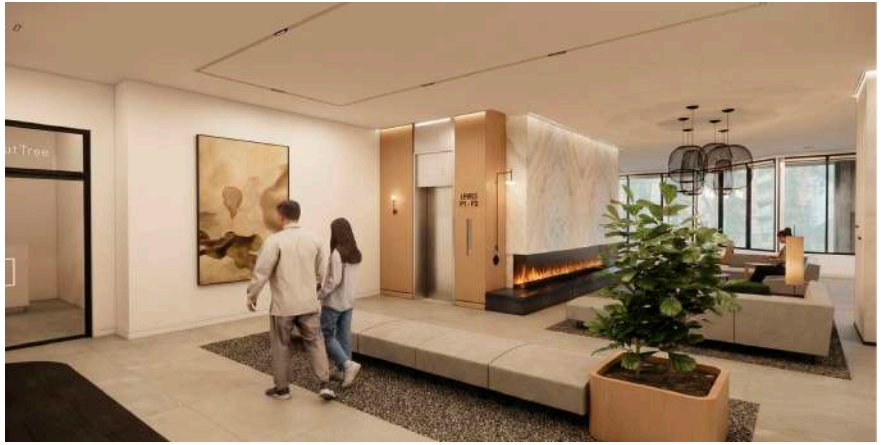


LEDGEVIEW BUSINESS CENTRE

Exciting renovations
are **now in progress**,
elevating this iconic
downtown office space.

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LOCATION & AMENITIES

Ledgeview Business Centre offers a prestigious address just steps from the Alberta Legislature Grounds, placing tenants in the heart of one of Edmonton's most iconic and scenic settings. The Government Centre is only a 3-minute walk away, providing effortless commuting access, while the High Level Bridge offers easy access in and out of downtown. The building also connects directly to Edmonton's river valley walking trails and The Royal Glenora club, giving professionals a scenic and active escape right outside their door. A selection of nearby coffee shops adds to the everyday convenience of this exceptional location.

Ledgeview Business Centre is home to the Butternut Tree Restaurant and Tiny Hoppers Daycare, welcoming the surrounding community and adding vibrancy and everyday convenience to the building. Tenants also benefit from a fitness center, BK9 security, an on-site building operator, and underground heated parking managed by Impark, everything needed for a safe, comfortable, and well-supported work environment.

LOCATION

9707 110 St NW
Edmonton, AB T5K 2L9

ACCESS

Easy access to
High Level Bridge

BASE RENT

Market

OP COSTS

\$17.56 PSF
(2026 estimate)



A COMPLETE TRANSFORMATION

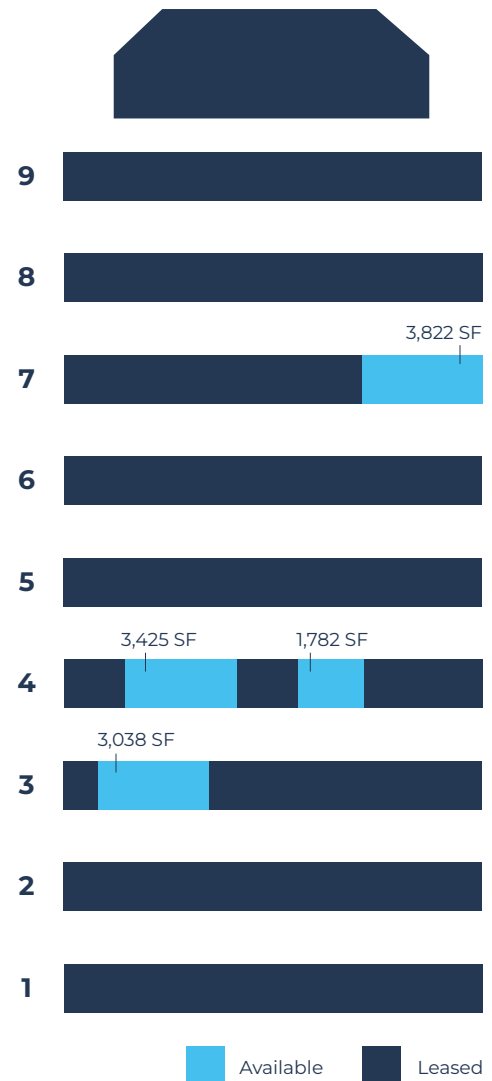
As we renovate the building, we plan to modernize the look and feel. We are currently upgrading the lobby, elevators and converting a portion of the second floor into a dynamic gym. We will also replace all exterior windows to give the building a brighter, more welcoming look.

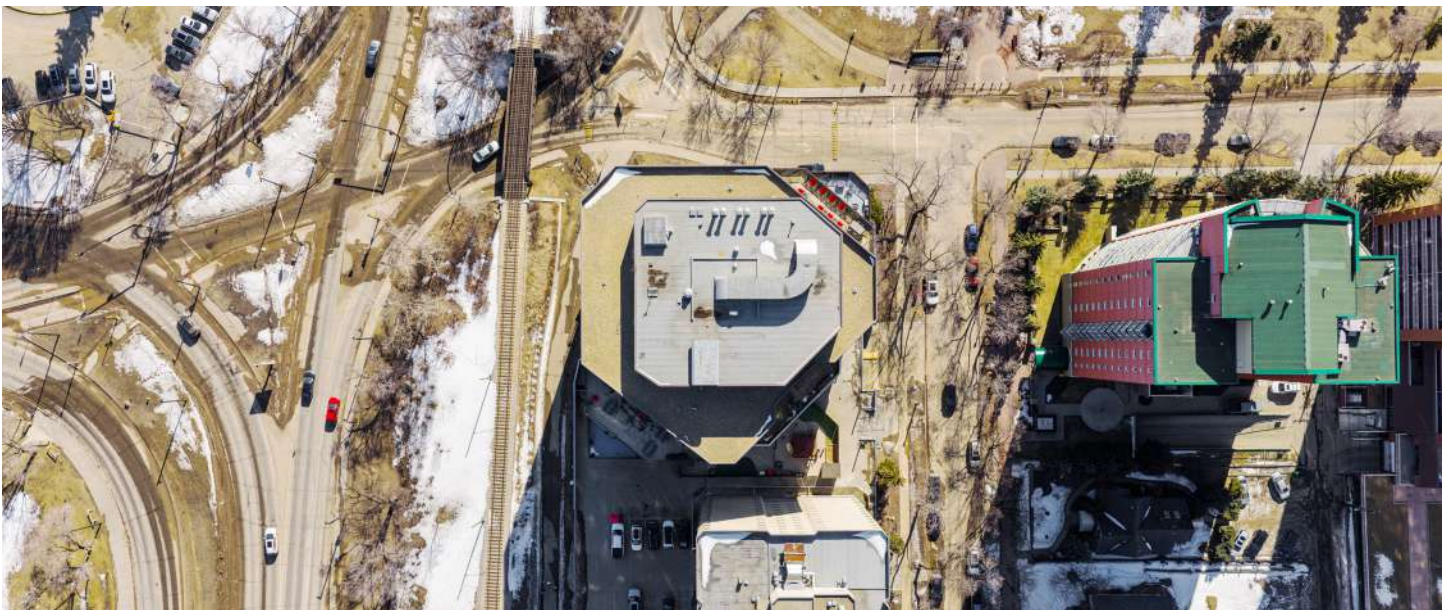
AVAILABILITY

Ledgeview Business Centre has an array of lease options available immediately, as well as opportunities to come. Talk to us today to see what works best for you.

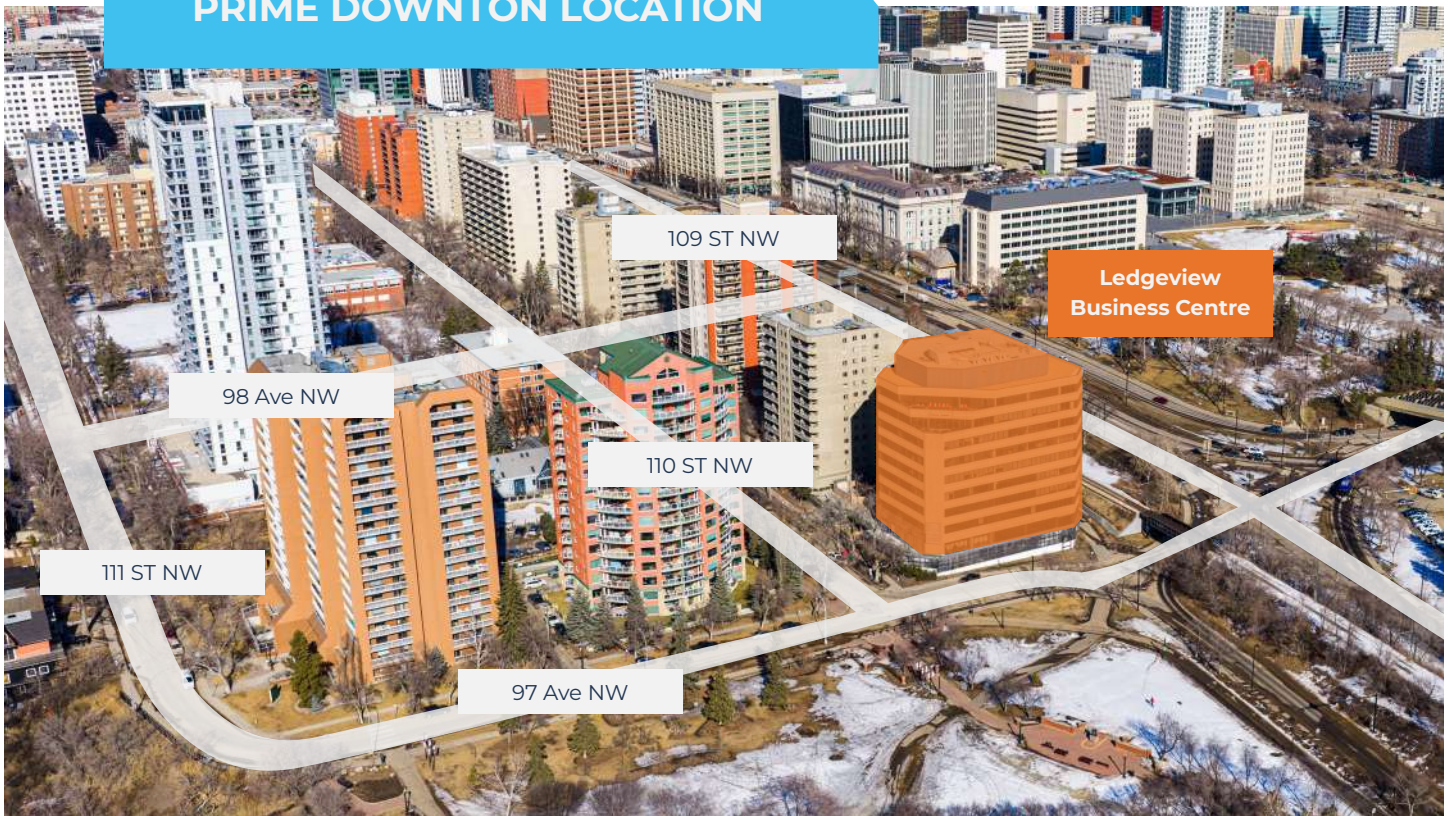
Suite #	Available Spaces	Operating Costs PSF (2026 Estimate)
Suite 328	3,038 SF	17.56
Suite 406	3,425 SF	17.56
Suite 410	1,782 SF	17.56
Suite 701	3,822 SF	17.56

Parking: Available - Subject to Negotiation





PRIME DOWNTOWN LOCATION



LOCATION HIGHLIGHTS



Alberta Ledge Grounds
250 m (4 Min Walk)



Government Centre
270 m (3 Min Walk)



Nearest Bus Stop
190 m (3 Min Walk)



Stopgap Coffee
280 m (4 Min Walk)



High Level Bridge
Easy Access



Edmonton's River Valley
Connectivity to walking trails
and The Royal Glenora Club



BUILDING FEATURES



**Butternut Tree
Restaurant**



**On-site
Building Operator**



Fitness Centre



**Tiny Hoppers
Daycare**



BK9 Security



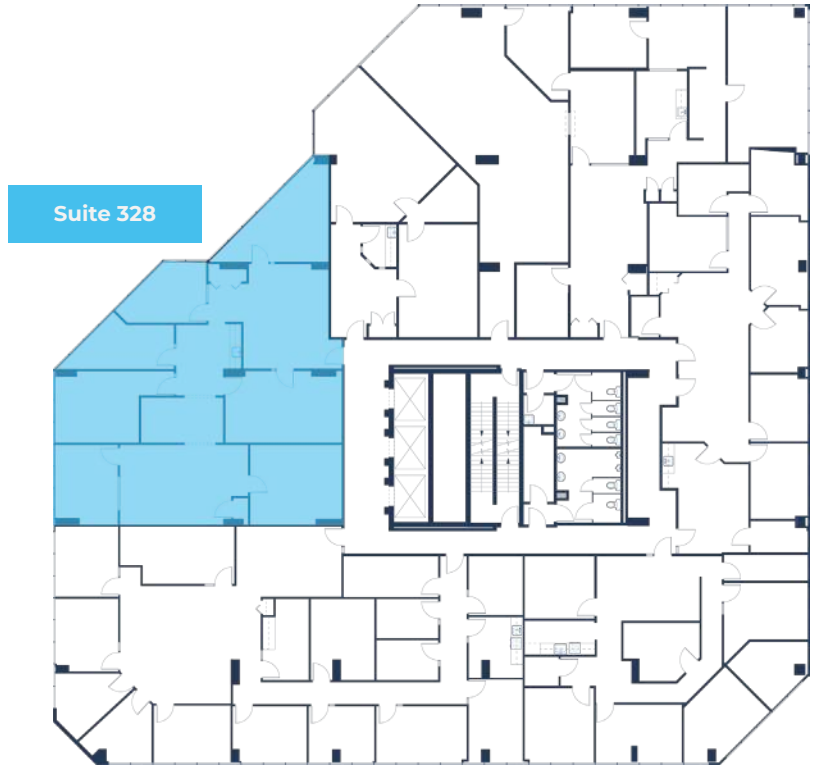
**Underground
Heated Parking
Managed by Impark**

FLOOR PLANS

3RD FLOOR

Suite 328

3,038 SF



4TH FLOOR

Suite 406

3,424 SF



Suite 410

1,782 SF

7TH FLOOR

Suite 701

3,822 SF

Suite 701



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