



FOR LEASE

Office and Retail Complex Adjacent MacEwan University

MAXWORTH PLAZA

10539 108 Street NW Edmonton, AB

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For Lease: Flexible Demisable Space in Downtown Edmonton

Situated steps from MacEwan University in the Central McDougall neighbourhood, 10539 - 108 Street NW offers flexible, demisable space within an established urban complex. Previously home to uses ranging from professional offices to a dance studio, the building readily accommodates office, studio, personal-service, and commercial-school concepts. The property benefits from strong accessibility, on-site surface parking, and walking distance to the Metro LRT, making it easily reachable for both staff and clients. Positioned within a vibrant inner-city corridor surrounded by numerous restaurants, cafes, and amenities, the building enjoys consistent daytime traffic and a strong neighbourhood draw. With both developed and base building condition options available, and flexible demising starting from 916 SF, this property presents an excellent opportunity for a wide range of businesses seeking a well-located presence in a dynamic Edmonton corridor.

PROPERTY DETAILS

Municipal Description	10539 - 108 Street NW Edmonton, AB	Base Rent	Market
Legal Description	Lot 160, Block 7, Plan B4	Additional Rent	\$7.00 PSF
Zoning	Direct Development Control (DC1)	Term	5-10 Years
Vacant Unit Size	Suite 201: 3,940 SF Suite 201A: 916-3,644 SF (Demisable)	TI Allowance	Negotiable
Power	3 Phase, 225 AMP	Possession	Immediately



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SABLE REALTY

DEMOGRAPHICS WITHIN 3KM

80,000

Population

38,000

Households

32-35

Median Age

\$82K

Average Household Income

27,000
VPD

Traffic Volume (109 Street
& 104 Avenue)

\$950M
annually

Total Consumer Spending



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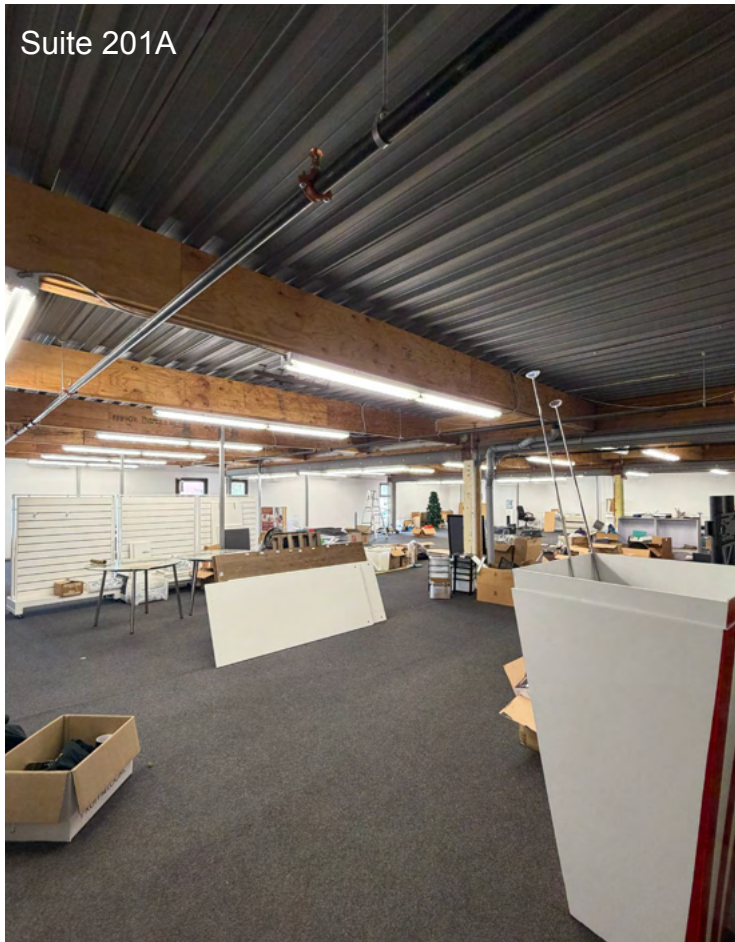
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INTERIOR PHOTOS



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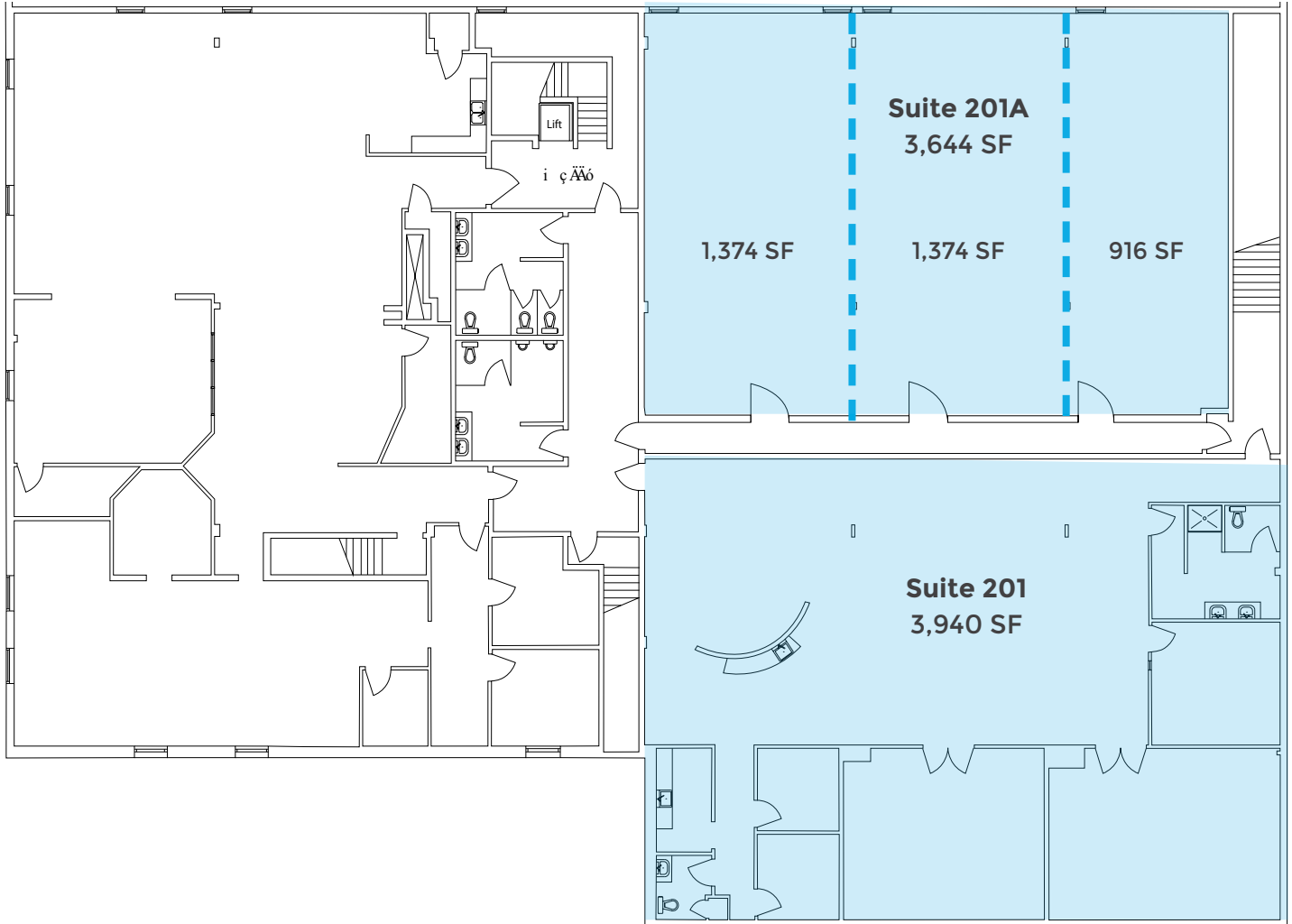
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SITE PLAN - SECOND FLOOR



Exterior Signage and
Surface Parking

Modernized Lobby
with Elevator

Open Ceilings and
Natural Light

Walking Distance
to LRT Station

Demisable Office
Spaces

Both Developed and Raw
Space Available

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