



Office or Retail Space For Lease

10539 - 108 Street, Edmonton | AB

Office space for lease at Maxworth Plaza

Office and retail complex minutes from Downtown Edmonton and steps away from MacEwan University.

- Demisable second floor office space
- Developed office space and base building condition (ready for improvements) options are available
- On-site surface parking with paid street parking nearby
- Numerous amenities in immediate surrounding area
- Exterior signage opportunities available

Asking Net Rent:

\$16.00

PSF



Flexible
sizing options



Parking stalls
on site

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Property Overview

Civic Address	10539 - 108 Street, Edmonton, Alberta
Legal Address	Lot 160, Block 7, Plan B4
Location	Central McDougall
Zoning	Direct Development Control (DC1)
Parking	Scramble surface stalls at no charge
Rentable Area	Suite 201: 3,940 SF <i>(Available with 30 days notice)</i> Suite 201A: 916 - 3,644 SF <i>(Demisable)</i>
Net Rent	\$16.00 / SF
Additional Rent	\$7.00 / SF
Term	5 - 10 Years
TI Allowance	Negotiable

Key Highlights



Surface parking available



Walking distance from LRT station



Numerous restaurants in the area



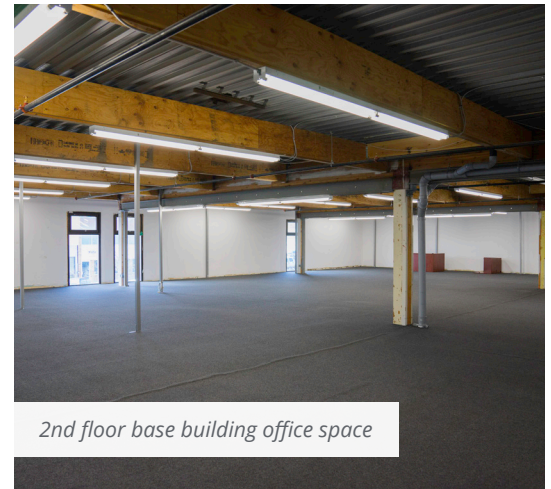
Multiple cafes within walking distance



Flexible sizing options available



Adjacent to MacEwan University



2nd floor base building office space



Potential buildout



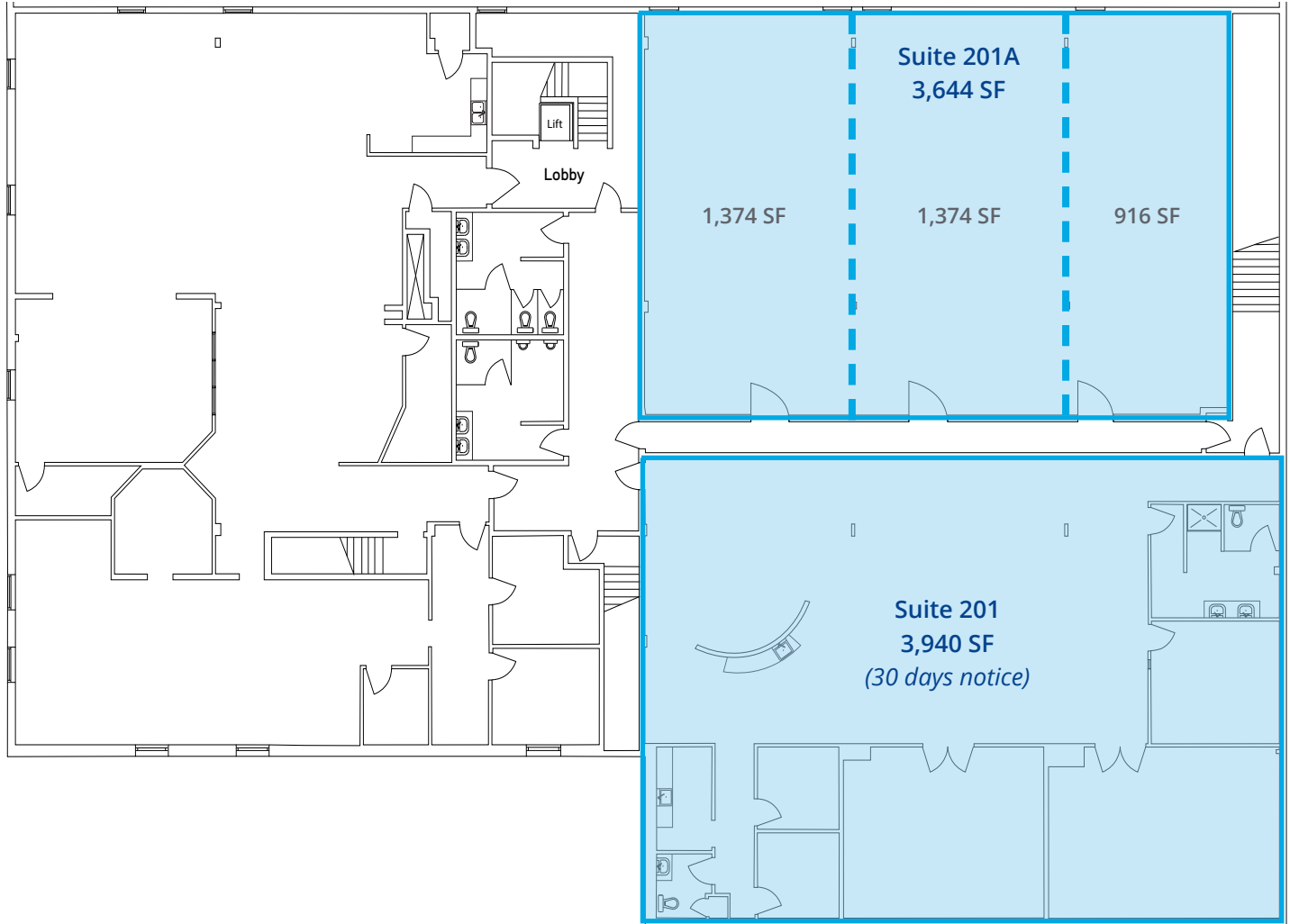
Potential buildout



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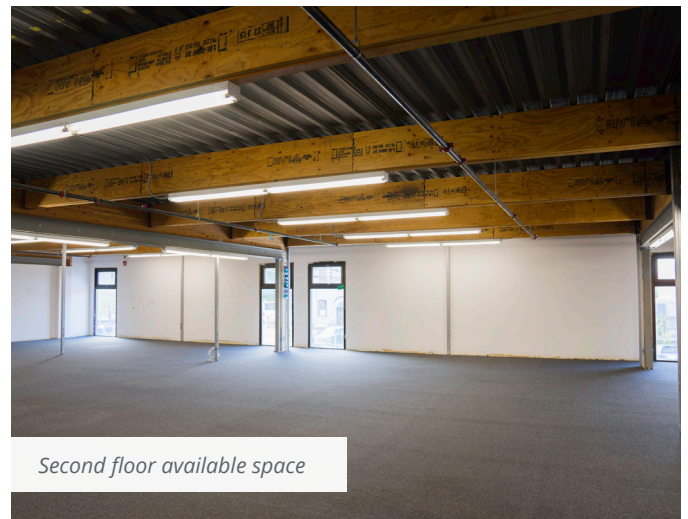
2nd Floor Plan

Up to 3,644 square feet (demisable areas are approximate)



Building Features

- Open ceiling and LED lights available
- Exterior signage opportunity
- Upgraded lobby with elevator
- Large windows allow for ample natural light
- Professionally managed
- Flexible office sizes - spaces can be demised
- Developed space and raw space options





10539 - 108 Avenue

- LRT station
- Restaurant/bar
- Cafe
- Hotel
- Parking
- Groceries

Major road

Metro LRT line

Maxworth Plaza | 10539 - 108 Avenue, Edmonton

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