



124th Street Business Park West | 12420 - 104 Avenue NW, Edmonton

High quality, move-in ready office space **for lease on 124th Street**

Class “A” developed office space is available for lease in the heart of vibrant 124th Street, offering convenient access to the downtown core, various surrounding amenities, and public transit (including the future LRT line).

Accelerating success.

Asking Net Rent:

\$14.00
PSF



Developed office space



High quality improvements



Convenient access to public transit



Exterior monument signage

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Property Overview



Underground visitor parking



Access to public transit



Underground bike storage



Showers and locker rooms



5 minutes to downtown



Abundance of nearby amenities



On-site property management

Lease Details

Civic Address	12420 - 104 Avenue NW
Rentable Area	Unit 100 3,418 SF
Net Rent	\$14.00 per SF
Additional Rent	\$16.30 per SF (2026)
TI Allowance	Negotiable
Parking	1:650 SF underground stalls @ \$180/month/stall
Available	Immediately



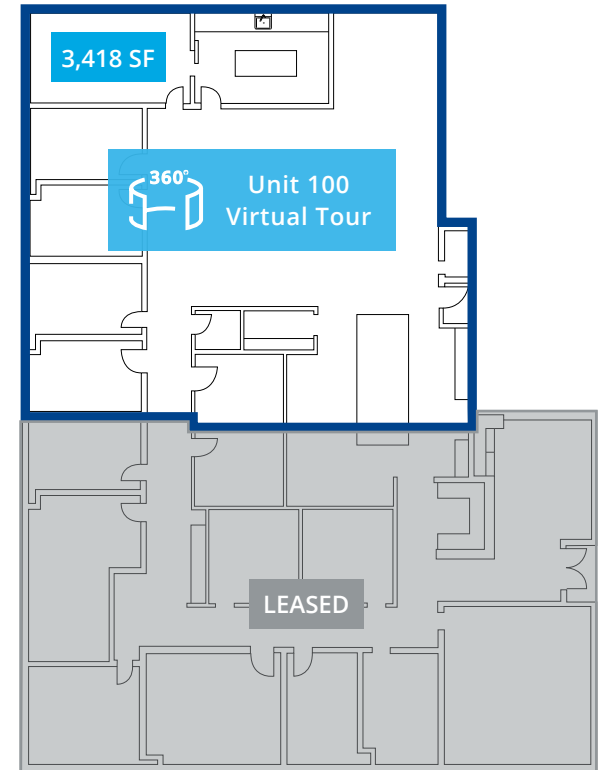
Unit 100 Meeting Room



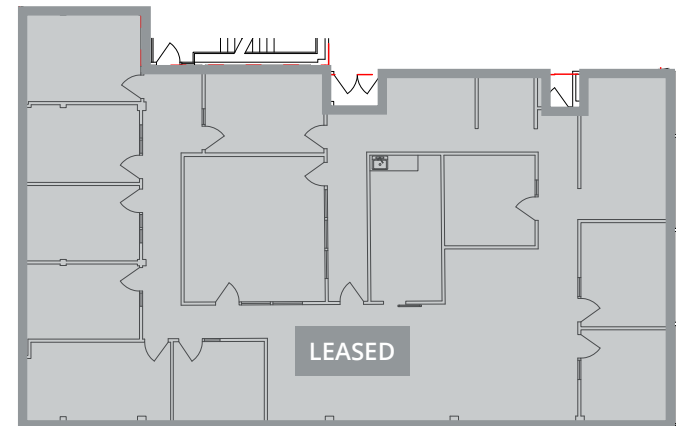
Unit 100 Meeting Room

Floor Plans

Main Floor (Unit 100): 3,418 SF



Second Floor: LEASED



Location Overview

The 124th Street area is one of Edmonton's most vibrant shopping districts, home to some of the city's finest local restaurants, coffee shops, art galleries, boutiques, and premium services, which provides a great sense of community.

- 124th Street is a prominent pedestrian-friendly destination in Edmonton
- With over 50 dining establishments, tenants have access to an exceptional selection of food & beverage
- There is an abundance of on-street parking within one block of 124th street
- The River Valley is located less than a 10-minute drive, providing convenient access to over 150 kilometres of walking trails and bike paths





Colliers



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