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# For Sublease

103 Street Centre  
10130 103 Street NW,  
Edmonton, AB

Suite 700 - 5,857 sf

**CHAD BODDEZ**

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SPACE  
OR LEASE  
IN FUTURE OPPORTUNITY

# Property Highlights

Considered one of the best buildings in Edmonton for the tech community, 103 Street is a completely renovated building that boasts a BOMA BEST Gold rating. The building is extremely accessible as it is attached to the pedway and downtown cycling networks, as well as LRT and bus service nearby. Tenants will benefit from an 'all hands' tiered meeting area, a tenant lounge with games and working areas, and a first class gym.

The premises is set up to be collaborative with executive offices along the exterior and group workstations on the interior. Furniture can be provided. The sub-landlord has plants throughout the premises that are professionally managed and this contract could be transferred to the subtenant.

### Available Area

 **5,857 sf** Suite 700

### Parking

 **5 spots** Underground

 **\$350** per stall per month

## Property Details

 **Negotiable** Lease Rate (PSF)

 **\$23.39** Op. Costs (PSF)

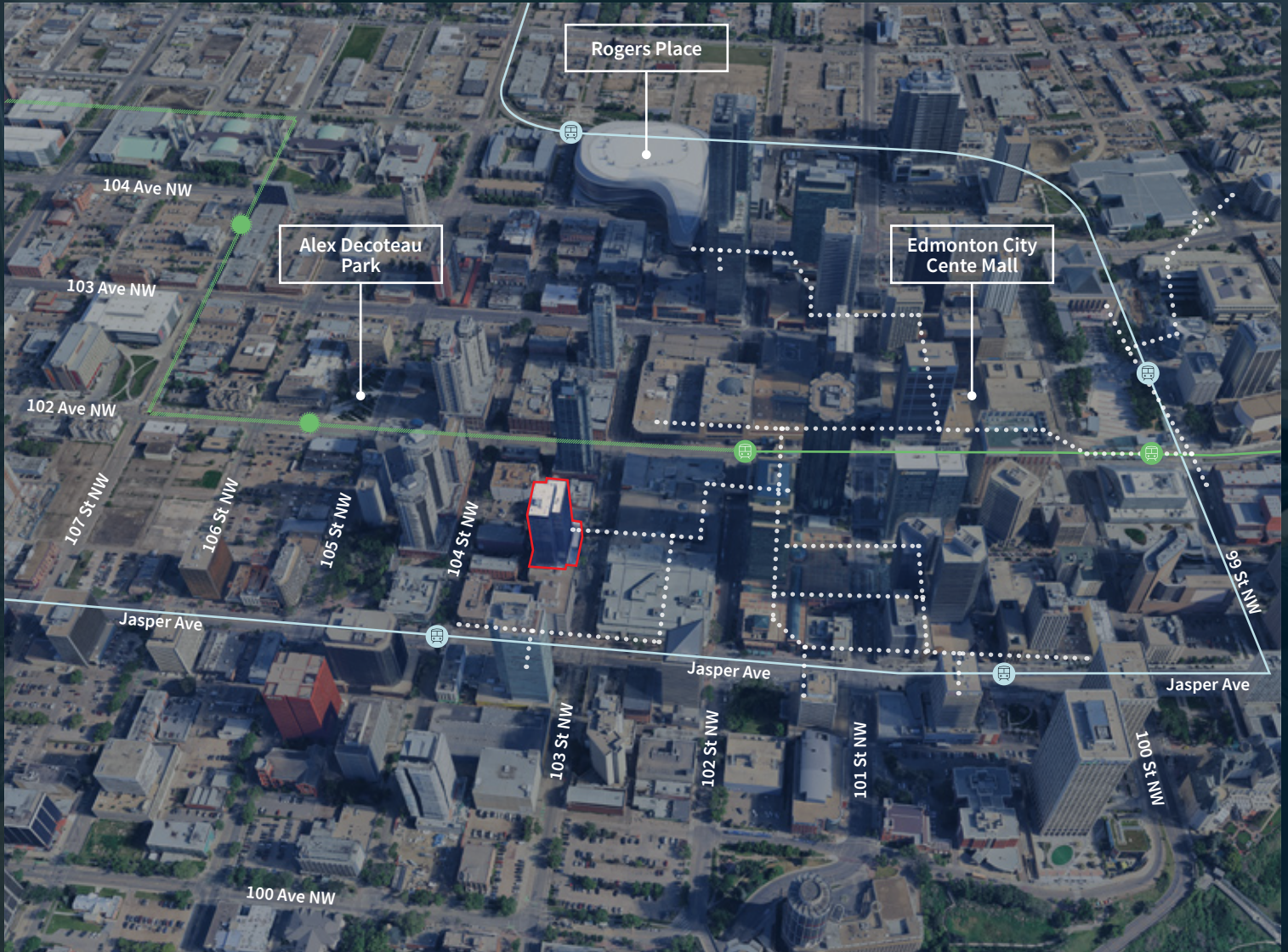
 **30 Oct 2029** Sublease Expiry

 **Immediate** Occupancy





# For Sublease - 103 Street Centre



- Opportunity
- Pedway Network
- Valley LRT
- Metro LRT
- LRT Under Construction

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