

FOR LEASE TIPTON BLOCK

NAI Commercial



**TENANT
INCENTIVE AVAILABLE
1 MONTH NET FREE
PER YEAR OF TERM SIGNED**

FULL FEES TO OUTSIDE AGENTS

10357 WHYTE AVENUE | EDMONTON, AB | OFFICE/RETAIL

PROPERTY DESCRIPTION

- 2,138 sq.ft.± 3rd floor unit fully renovated with exposed brick wall, upgraded lighting, kitchenette and flooring
- 2nd floor spaces previously used by high end retail users
- 2,873 sq.ft.± basement retail/office space available with private entryway directly off Whyte Avenue
- Historic building located in the heart of Whyte Avenue
- Building recently underwent upgraded façade, fully renovated common areas as well as upgrades to HVAC
- Economical lease rates in a highly desirable location



OLD STRATHCONA

- › Join over 600 businesses in Edmonton's #1 social, arts, and entertainment districts.
- › Whyte Ave is Edmonton's highest pedestrian traffic retail district.

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ADDITIONAL INFORMATION

AREAS AVAILABLE	SIZE	RATE	AVAILABLE
Suite 200	2,215 sq.ft.	Market	Immediately
Suite 300	2,138 sq.ft.	Market	Immediately
Basement	2,873 sq.ft.*	\$3.00/sq.ft./annum net* *as is condition	Immediately
OPERATING COSTS	\$15.82/sq.ft./annum (2026 estimate) Includes Tenant's proportionate share of property tax, common area expenses, management fees, building insurance, power, water and gas		
ZONING	DC1		
LEGAL DESCRIPTION	Lot 13A, Block 61, Plan 5144NY		
LEASE TERM	3 - 5 Years		



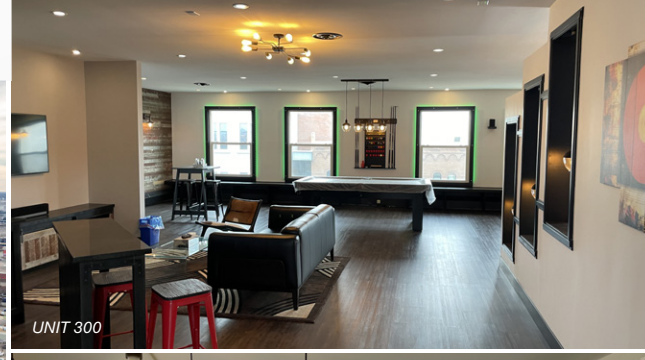
COMMON AREA



UNIT 200



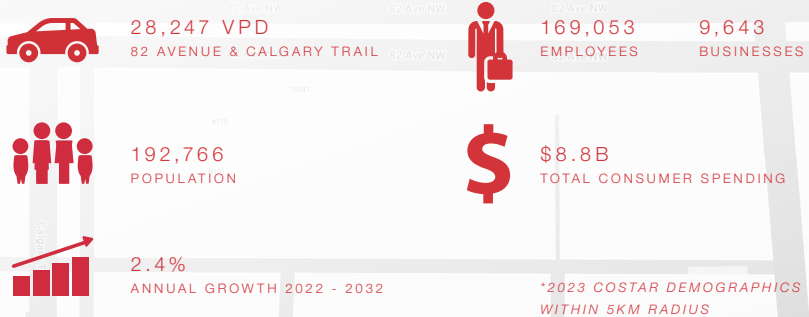
UNIT 300

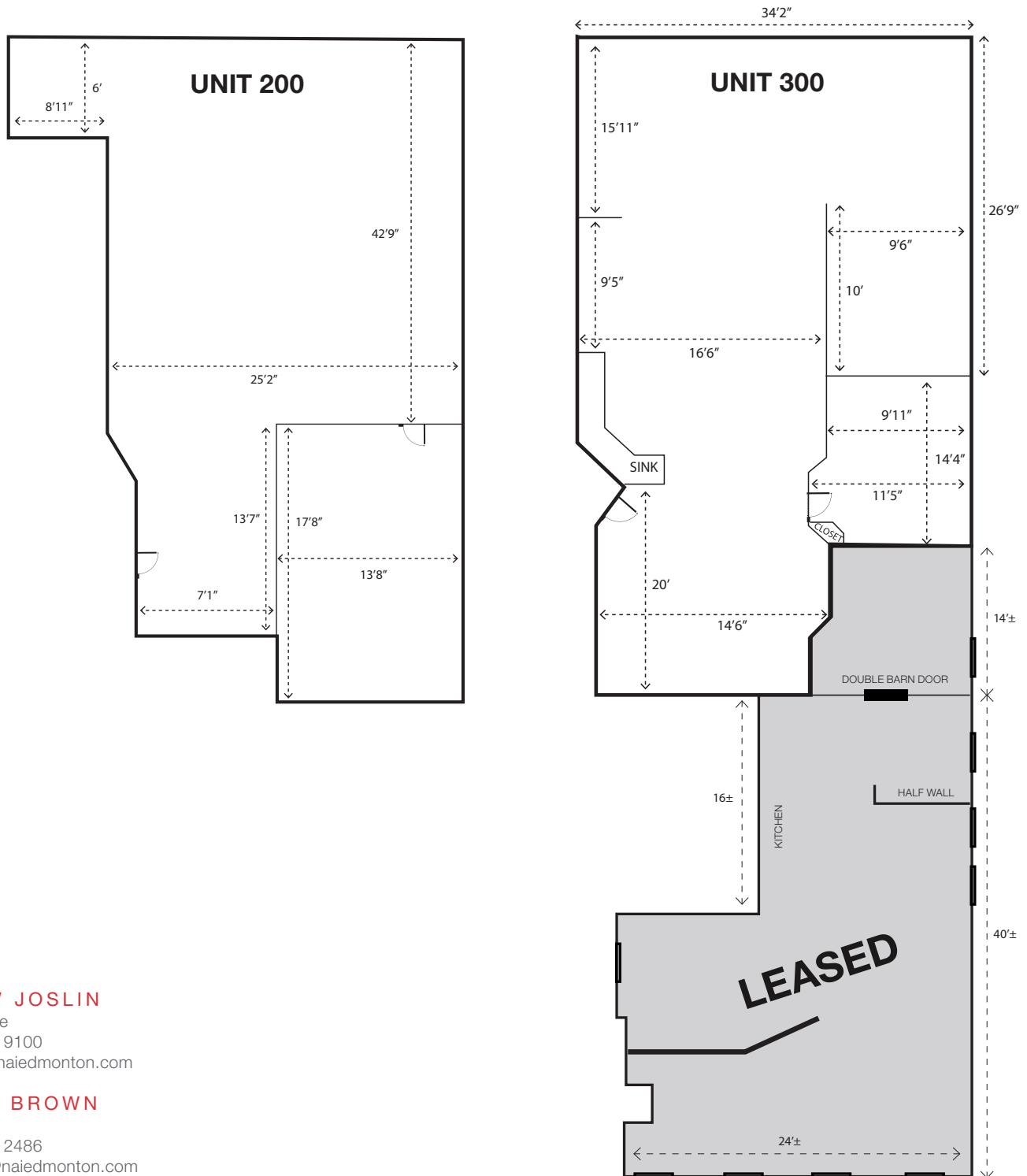


UNIT 300



UNIT 310





FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES. NOT EXACT. NOT TO SCALE.

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