

FOR LEASE

10336

BOB KOREAN Story KITCHEN

Edmonton Government Community Office
Naheed Nenshi

Strathcona Professional Centre

Colliers Office For Lease 780 420 1585

Taylor Riar, Charlie Lund

PUBLIC PARKING
with 1500 sq. ft. covered

Strathcona Professional Building

10328 - 81 Avenue, Edmonton | AB

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Move-in Ready Professional Offices

10328 - 81 AVENUE

AREA **AVAILABLE**
Suite 300: 4,917 SF **Immediately**
Suite 302: 1,958 SF
Contiguous up to 6,875 SF

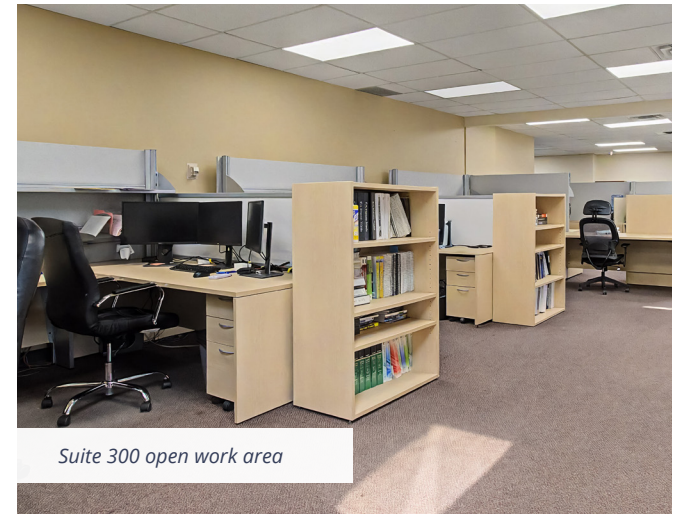
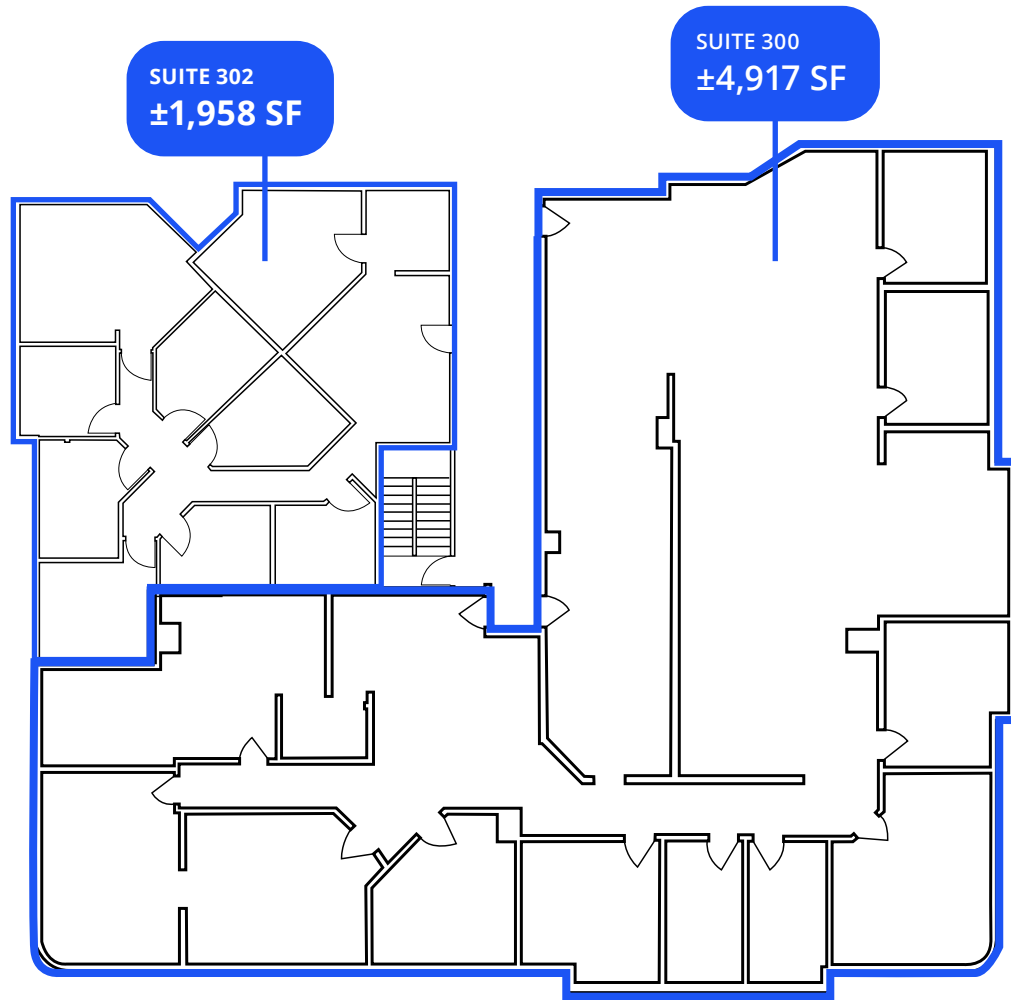
Legal Address	Plan I, Block 61, Lot 21
Net Rent	\$16.00 / SF
Operating Costs	\$16.14 / SF
TI Allowance	Negotiable
Parking	12 underground stalls available at \$125/stall/month Rear surface parking lot stalls available at \$90/stall/month

Property Highlights

-  Professionally developed, move-in ready offices
-  Walking distance to Whyte Avenue
-  10 minute drive to downtown core
-  Over 90 amenities in the immediate area
-  Exposure to over 20,000 vehicles per day
-  Immediate access to Gateway Boulevard and Calgary Trail



Floor Plans



Property Features

- Suites can be combined to create up to 6,875 square feet of contiguous space
- Professional, move-in ready spaces with office intensive buildouts

- Elevator serviced building
- Ample surface and underground parking and for employee and visitor
- High traffic location with convenient access to public transit and major commuter routes

- 1 MKT Bar + Fare
- 2 Station Park
- 3 Cook County Steakhouse
- 4 Enigma Bar & Kitchen
- 5 Hudsons
- 6 Leopold's Tavern
- 7 El Cortez
- 8 Old Strathcona Farmers' Market
- 9 The Fringe Theatre
- 10 Bodega Whyte Avenue
- 11 Yelo'd Ice Cream
- 12 Pip Restaurant & Pals Sandwiches
- 13 MEAT & The Next Act
- 14 Block 1912 Cafe
- 15 PACT Coffee
- 16 The MASH Craft Beer
- 17 Julio's Barrio Restaurant
- 18 Made by Marcus
- 19 Arbour on Whyte
- 20 Da Cecot Restaurant
- 21 NARA Katsu
- 22 Fuwa Fuwa Pancakes
- 23 Bulk Barn
- 24 Shoppers Drug Mart
- 25 Alberta Precision Labs



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