CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE

WESTERN SUPPLIES BUILDING

10722 103 Avenue,
Edmonton, AB



CHARACTER OFFICE SPACE

1,383 SF TO 4,726 SF OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Character space, open beam, and brick finishing
- Excellent location, close to all amenities
- In the heart of downtown right off Jasper Avenue
- Parking stalls available at an additional cost
- Walking distance to the Corona LRT station

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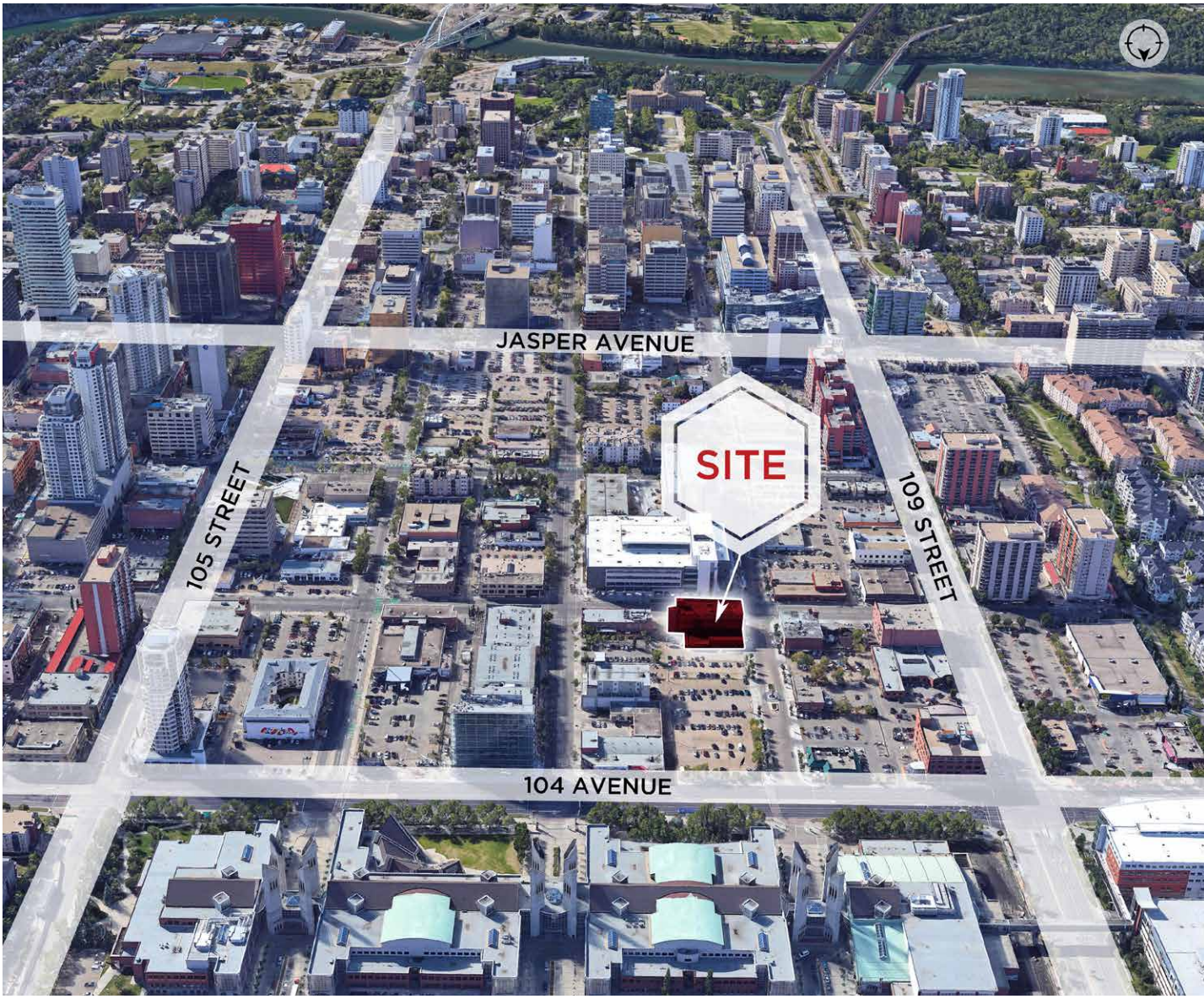
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PROPERTY DETAILS

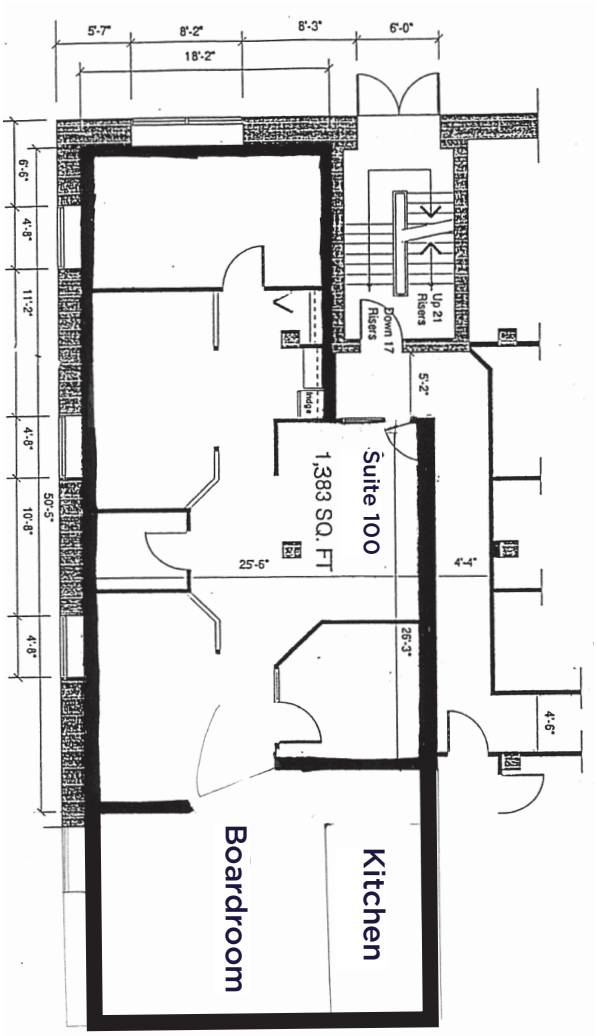
Municipal Address:	10722 103 Avenue, Edmonton, AB
Legal Description:	Suite 100 - 1,383 SF Suite 101 - 1,820 SF (Former medical office) Suite 401 - 1,726 SF Suite 402 - 3,000 SF
Lease Term:	5 years
Lease Rate:	**$15.00 PER SF**

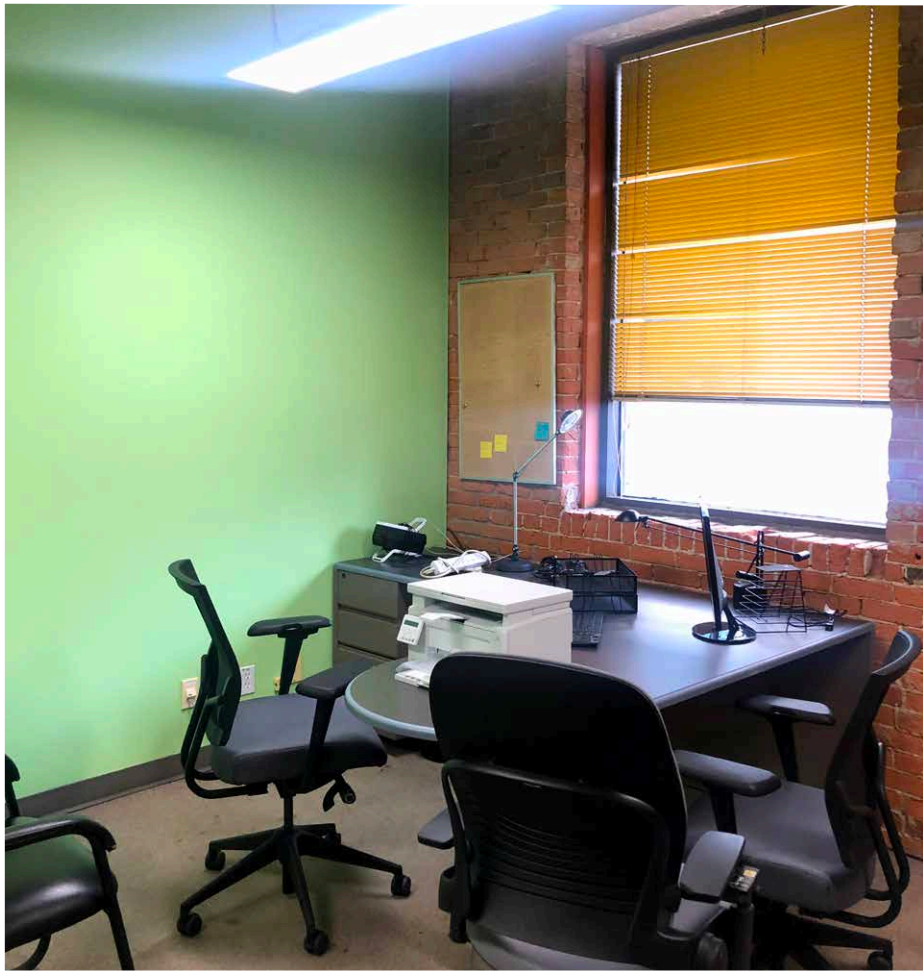
Operating Costs:	$14.57 (2026 est.) Includes property tax, building insurance, utilities and common area janitorial services
Availability:	Immediately
Parking:	**Suite 100 -** 3 Surface parking stalls at $130 per stall per month **Suite 101 -** 3 Surface parking stalls at $130 per stall per month **Suite 401 -** 4 Surface parking stalls at $130 per stall per month **Suite 402 -** 5 Surface parking stalls at $130 per stall per month

AERIAL

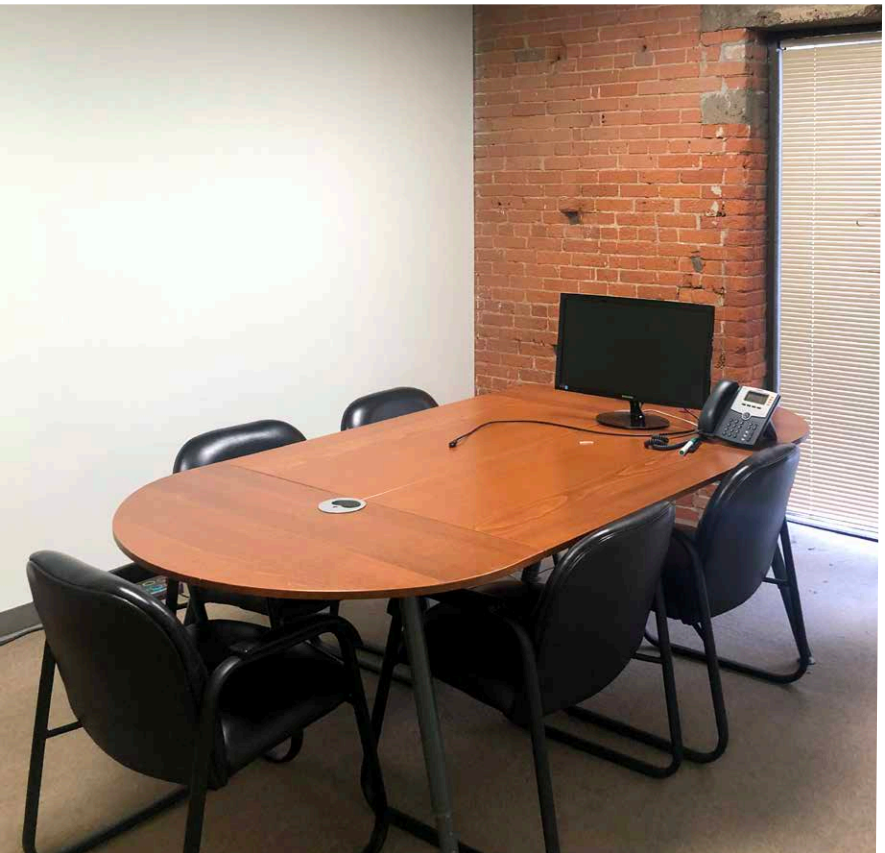


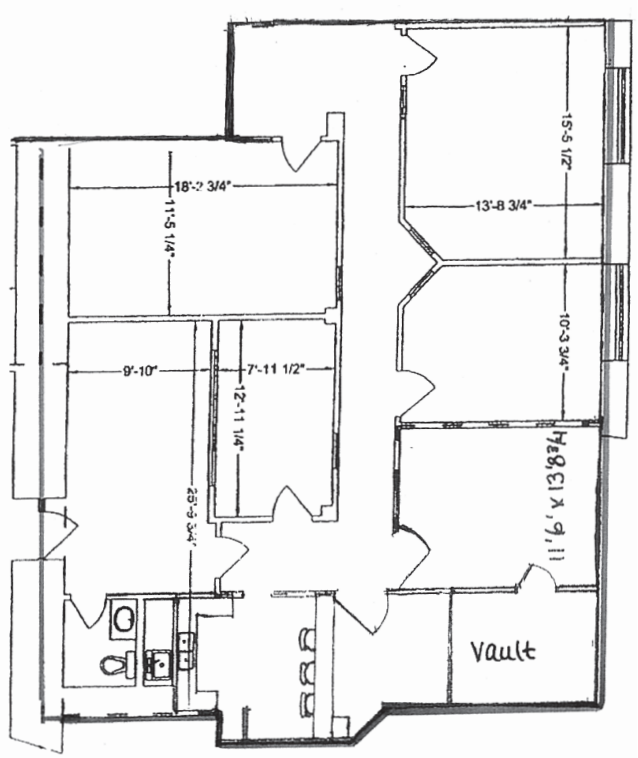
SUITE 100 | FLOOR PLAN



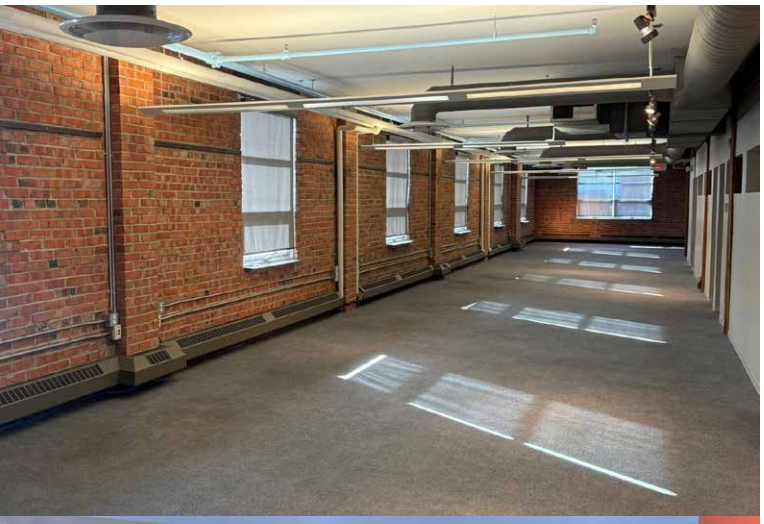


SUITE 101 | FLOOR PLAN





SUITE 402 | PROPERTY PHOTOS







SUITE 401 & 402 | FLOOR PLAN



UNIT 401



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