



**CUSHMAN &
WAKEFIELD**
Edmonton



CUSHMAN & WAKEFIELD
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PROPERTY HIGHLIGHTS

- Functional office space with built-out boardroom and kitchen
- Corner unit with plenty of natural light
- Potential to consolidate additional contiguous space
- Ample on-site parking
- Abundant nearby amenities



AMPLE TENANT / VISITOR PARKING

PROPERTY DETAILS

Municipal Address: 8625 109 Street,
Edmonton, AB

Zoning: MU - Mixed Use

Availability: 204: 1,611 SF
206: 1,000 SF
204/206: 2,611 SF
208: 1,390 SF
211: 793 SF

Lease Rate: \$16.00 per SF

Operating Costs: \$15.07 PSF (2026 est.)

Parking: Ample on-site surface

Floor #: 2

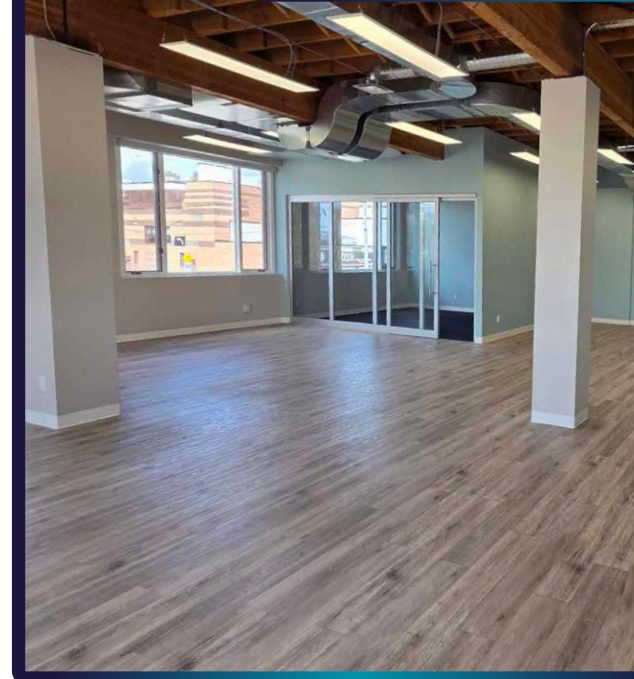
LEASING INCENTIVE:

Up to 12 months of free rent available for qualified tenants. Promotion ends October 31st, 2026. Inquire for further details.

SUITE 204



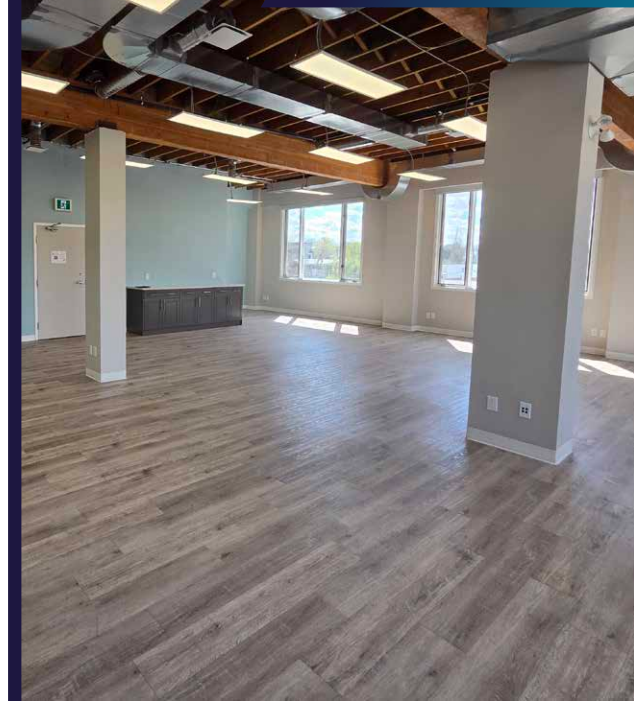
SUITE 204



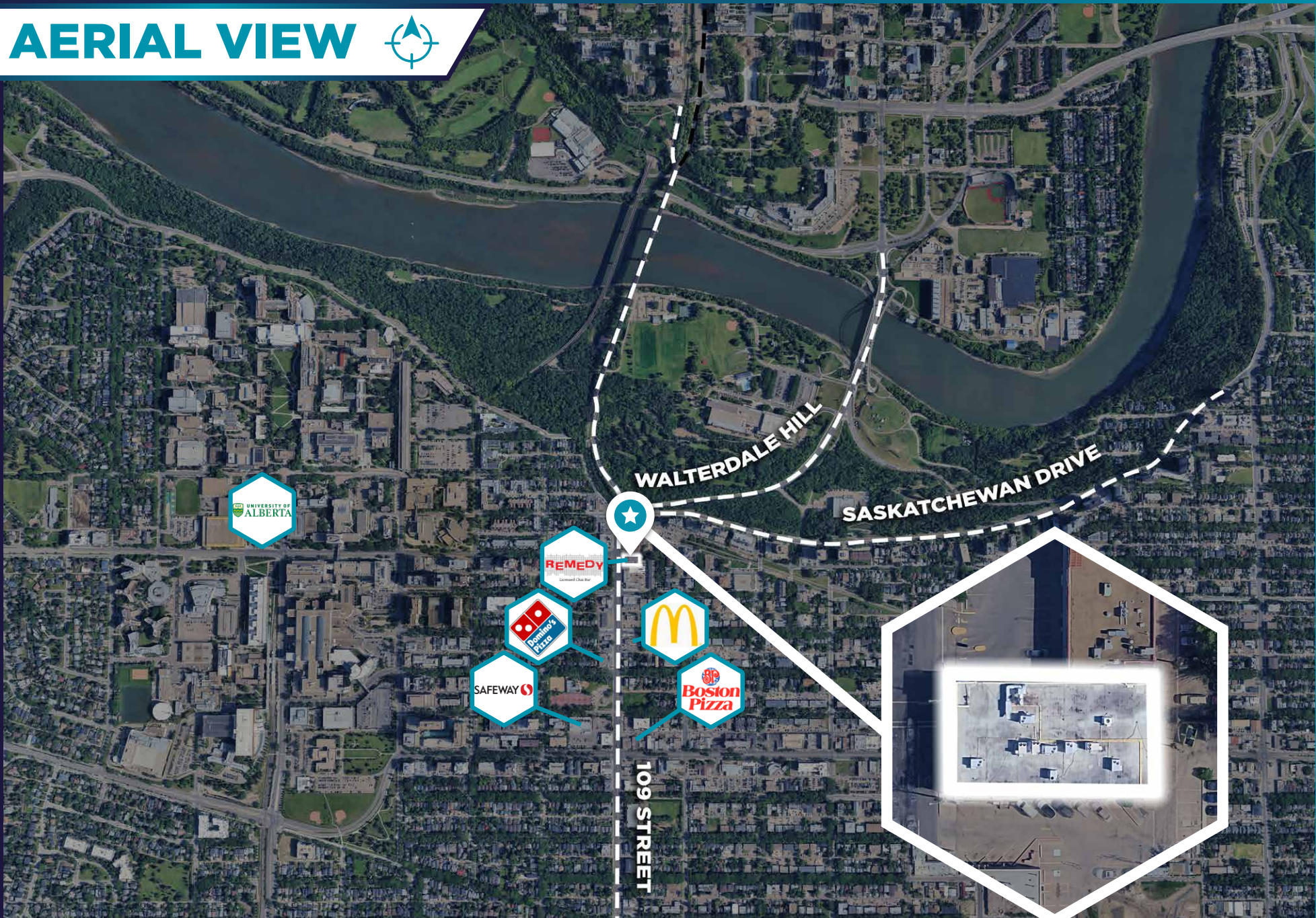
SUITE 211



SUITE 204



AERIAL VIEW



 **CUSHMAN & WAKEFIELD**
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