

**90% LEASED!
FULL FEES TO OUTSIDE
BROKERS!**

TENANT INDUCEMENT

Contact Associate for more details

PROPERTY HIGHLIGHTS

124TH STREET OFFICE SPACE

10528-124 STREET, EDMONTON, AB

FOR LEASE

- HIGH EXPOSURE OFFICE SPACE LOCATED ON 124 STREET
- HIGH TRAFFIC AREA COMPLIMENTED BY LOCAL FOOT TRAFFIC PROVIDED BY SURROUNDING PUBLIC TRANSPORTATION
- DENSELY POPULATED AREA WITH 45,339 HOUSEHOLDS WITHIN 3 KMS AND AN AVERAGE HOUSEHOLD INCOME OF \$87,709
- WALKING DISTANCE TO VARIOUS RETAIL AND BOUTIQUE SHOPS
- ATTRACTIVE, HIGHLY FINISHED COMMON AREA
- ELEVATOR SERVICE TO ALL THREE FLOORS
- UNITS HAVE OPEN RECEPTION AREA WITH PRIVATE OFFICES AND STORAGE SPACE
- DEDICATED PARKING STALLS TO THE REAR OF THE BUILDING, ADDITIONAL STREET PARKING AND NEARBY PARKING LOTS

780.488.0888

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#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

FOR LEASE

124TH STREET OFFICE SPACE

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 10528-124 Street, Edmonton, AB
TOTAL AREA AVAILABLE: 1,164 Sq.Ft (+/-) of contiguous space

Office - Available immediately

- 2nd Floor - 480 Sq.Ft (Reception area with one office) **LEASED**
- 2nd Floor - 889 Sq.Ft **LEASED**
- 2nd Floor - 1,164 Sq.Ft (Reception area with 3 offices)

BUILDING SIZE: 24,325 (+/-) two and half storeys with elevator

ZONING: CB1 (Low Intensity Business Zone)

PARKING: Located at rear of building

LEASE RATE: Starting at \$12.00/Sq.Ft

OP. COSTS: \$13.87 (includes all utilities)

T.I ALLOWANCE: Negotiable

POSSESSION: Immediate

MORE INFORMATION

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106 AVENUE

105 AVENUE

STONY PLAIN ROAD

124 STREET



10528-124 STREET

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

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