

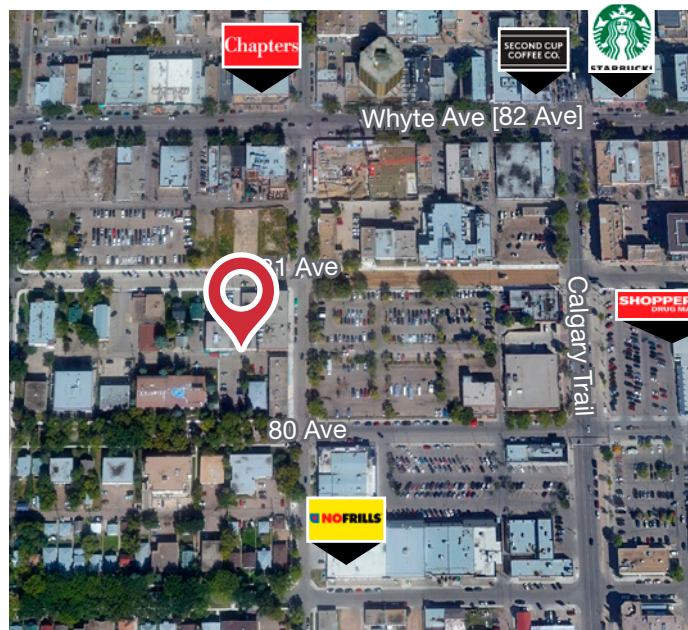


**800 - 6,690 SF OFFICES**

**10509 - 81 AVENUE, EDMONTON, AB**

## PROPERTY HIGHLIGHTS

- 800 - 6,690 sq.ft.± available
- Variety of demising options
- Excellent location in Old Strathcona one block south of Whyte Avenue on 105 Street; close to downtown and the U of A
- Parking on site with ample street parking
- Building signage and naming rights available
- Fibre optic service available



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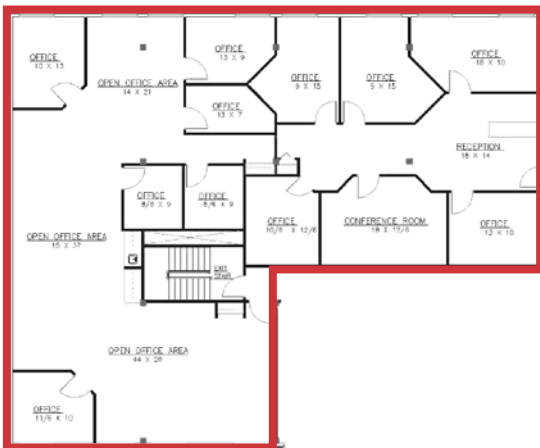
# 10509 - 81 AVENUE EDMONTON, ALBERTA

**FOR LEASE**  
**Office Space**

AREA AVAILABLE	800 to 6,690 sq.ft. (see below for options)
LEGAL DESCRIPTION	Plan 8146ET, Block 48, Lot D
LEASE TERM	3 years
ZONING	Mixed Use (MU)
TENANT IMPROVEMENT ALLOWANCE	Negotiable
AVAILABLE	Immediately
PARKING	\$50/stall/month
NET LEASE RATE	\$12.00/sq.ft./annum
OPERATING COSTS	\$12.75/sq.ft./annum (2023 estimate) includes common area maintenance, property taxes, power, water and gas

**\*THIRD FLOOR OPTIONS AREAS AVAILABLE**

**Option 1: 3,850 sq. ft.**



**Option 2: 800 sq. ft.**

**Option 3: 2,250 sq. ft.**



**Option 4: 1,600 sq. ft.**

**Option 5: 2,975 sq. ft.**



**Option 6: 2,480 sq. ft.**

**Option 7: 6,690 sq. ft.**

