

**FOR LEASE**

**BASSANI BUILDING**

**NAI Commercial**



**10534/44 - 106 STREET | EDMONTON, AB | OFFICE/RETAIL/WAREHOUSE**

### PROPERTY DESCRIPTION

The Bassani Building is a two storey, 36,167 sq.ft. office, retail and warehousing building located on the north edge of City Centre with a view of MacEwan University and Rogers Place Arena from the second floor, making this an ideal location for servicing the City Centre with the ease of accessibility for employees and customers.

- Quick access to major thoroughfares and traffic arterials such as 109 Street, 104 Avenue, and 107 Avenue
- Immediate access to the downtown core
- Well maintained and professionally managed building



#### **KAREN CHAYKA**

Senior Associate  
587 635 2481  
kchayka@naiedmonton.com



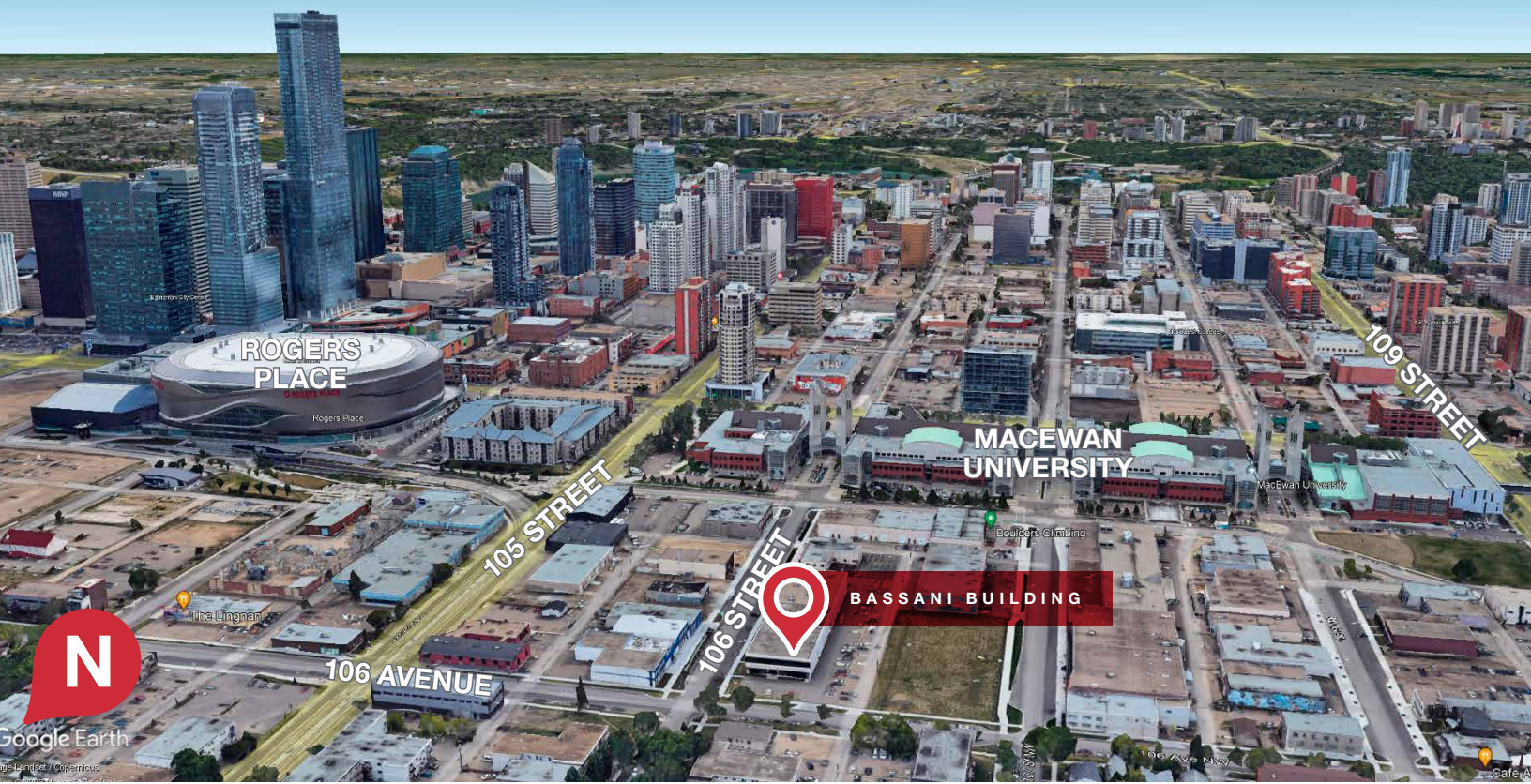
NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

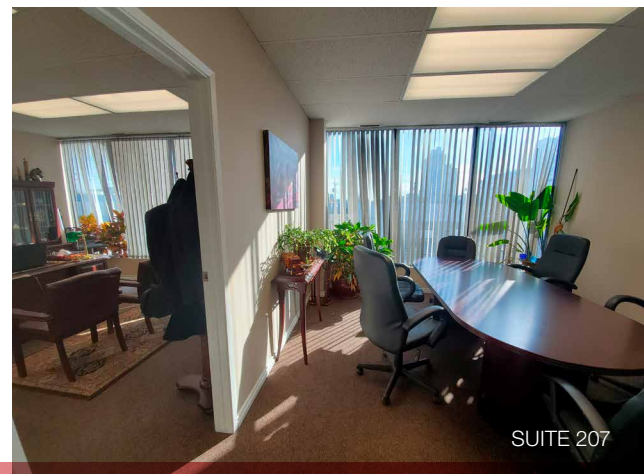
LEGAL DESCRIPTION	Plan 0120130, Block 6, Lot 249A
ZONING	DC1
PARKING	1 stall/500 sq.ft. plus additional stalls upon availability at additional charge
NET LEASE RATE	Main Floor: Starting at \$10.50/sq.ft./annum Second Floor: Starting at \$8.75/sq.ft./annum
OPERATING COSTS (2024/25 estimate)	Main Floor: \$9.40/sq.ft./annum Includes building insurance, property taxes, common area maintenance, management fees and utilities (gas, water, and power)  Second Floor: \$10.33/sq.ft./annum Includes building insurance, property taxes, common area maintenance, management fees and utilities (gas, water, and power)

**KAREN CHAYKA**

Senior Associate  
587 635 2481  
kchayka@naiedmonton.com



SUITE 205



SUITE 207



**CURRENT VACANCIES**

**Second Floor**

Suite	Rentable SF	Available	Description
200	1,920	Immediate	Developed with reception area, 3 offices, server/storage room, lunchroom, boardroom and open bull pen area.
204A	1,032	Jun 1, 2024	Developed with 1 office, and balance is open bull pen area.
205	1,566	30/60 days	Developed with kitchenette, 1 office, server/storage room, and balance is open bull pen area.
206	730	Immediate	Developed office space, with open floor plan.
207	1,125	Immediate	Developed with reception area, 3 offices, and server/storage room.
211	1,934	May 1, 2024	Newer build out in 2019 – fully developed with reception area, 8 offices, lunchroom, server/storage room, and open meeting area.

**Main Floor**

Suite	Rentable SF	Available	Description
10534/34B	3,711	May 1, 2024	Developed office/warehouse – 10 offices, 3 washrooms, boardroom, kitchenette, 2 workstations, storage room and balance is warehouse with 12 ft. grade loading door (warehouse is approx. 300 sq.ft.).

