

Ortlieb Block

2nd Floor Office Space

3rd Floor Fixtured Dentist Space

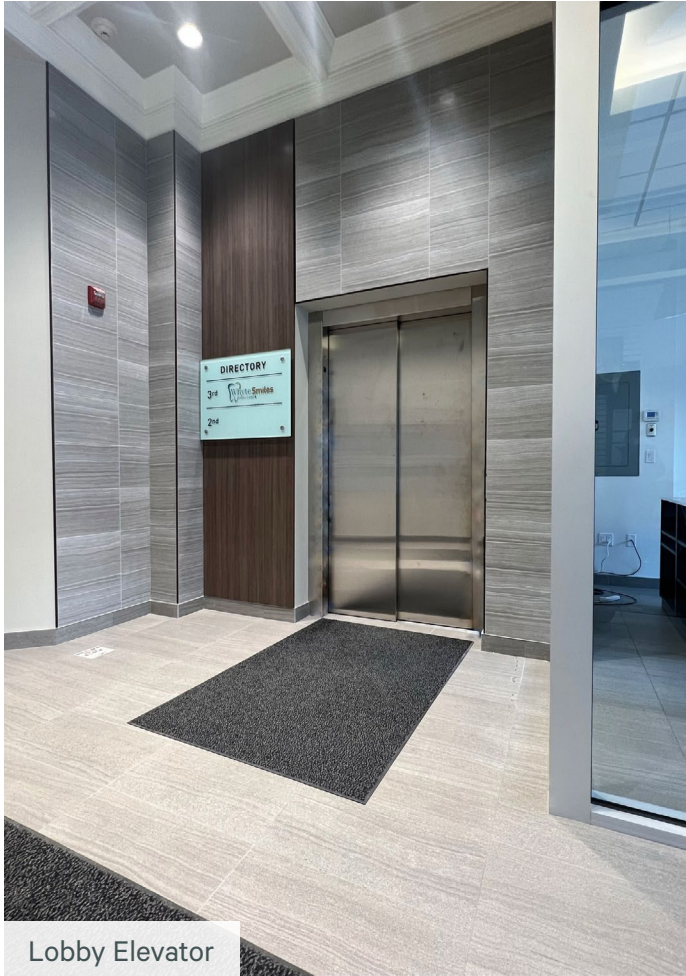
10336 - 82nd Avenue
Edmonton, Alberta T6E 1Z8
www.cbre.ca

Historic and Modern Architecture Come Together



Ortlieb Block


10336 - 82nd Avenue | Edmonton, Alberta T6E 1Z8



Lobby Elevator



Lobby Area

 [Click here for virtual tour](#)

Ortlieb Block

Historic and modern architecture come together.

Ortlieb Block is a beautiful example of historic and modern architecture coming together. Situated in Old Strathcona, the three-storey mixed use commercial building was designed to meld with the 20th century brick and wood framed buildings of Whyte Avenue, while offering desirable modern features to occupants. With a tastefully designed lobby, signage opportunities, passenger elevator, high ceilings and large windows – Ortlieb Block can provide the ideal home for your business.

Leasing Details

Property Address	10336 - 82 Avenue
Legal Description	Plan I; Block 68; Lot 8
Zoning	DC1 (Direct Development Control Provision)
Net Rental Rate	2 nd Floor: \$18.00 per sq. ft. / annum 3 rd Floor: \$29.00 per sq. ft. / annum* *Equipment and chattels sold separately
Operating Costs	2 nd Floor: \$17.76 per sq. ft. / annum (2021) 3 rd Floor: \$17.76 per sq. ft. / annum (2021)
TI Allowance	Negotiable
Parking	Limited street parking Multiple lots within 2 block radius

Available Units

Suite 200 Raw Space	
Floor	2 nd Floor
Size	2,917 sq. ft.
Condition	Raw
Available	Immediately

Suite 300 Move-In-Ready Dental Clinic	
Floor	3 rd
Size	2,917 sq. ft.
Condition	Move-In Ready
Available	Immediately

Equipment and chattels sold separately

Demographics

(2km radius)

37,281

Population

96,311

Avg. Household Income

59.5%

Population 20-44 Yrs

23,500

VPD on Whyte Avenue



2nd Floor Raw Space

Ortlieb Block

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3rd Floor Dental Office

Brand New Move-In-Ready Space

An excellent opportunity to start your own clinic or move your existing practice. Fully built out with 6 operatories with rough-in for two additional ones, reception with 2 adjacent offices & storage room, patient waiting area & restroom, staff lounge area with kitchenette, lockers & restroom, and 3 additional offices & doctor's restroom. Avoid high construction costs and supply chain disruptions. Equipment and chattels sold separately.



For Lease



Ortlieb Block

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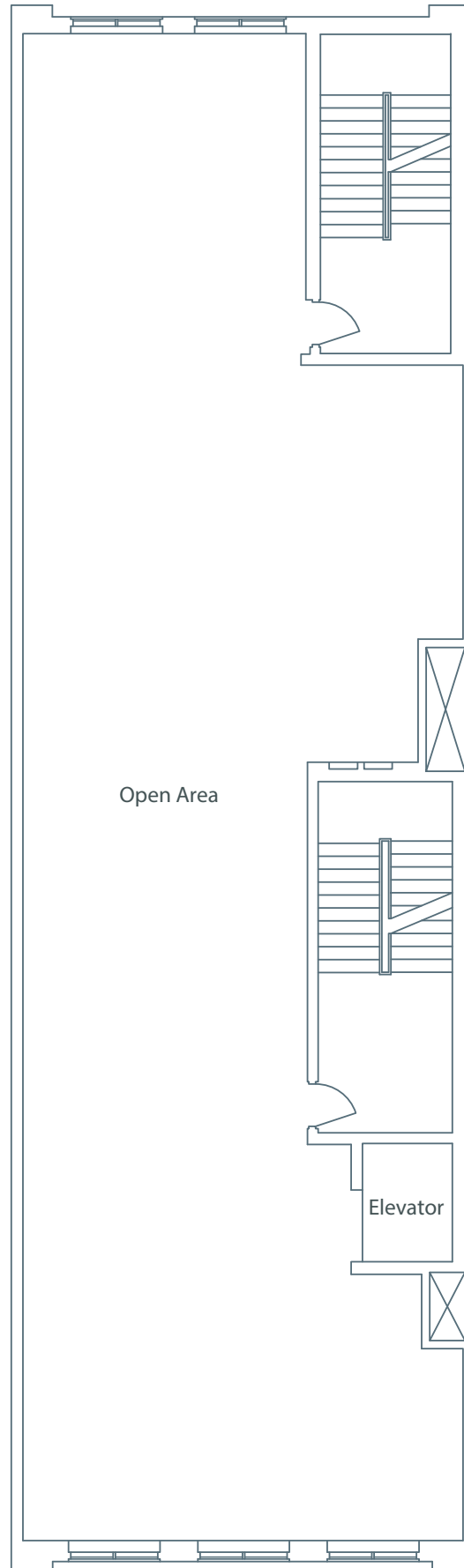
2nd Floor

Raw Space

2,917 SF



[Click here for virtual tour](#)



3rd Floor

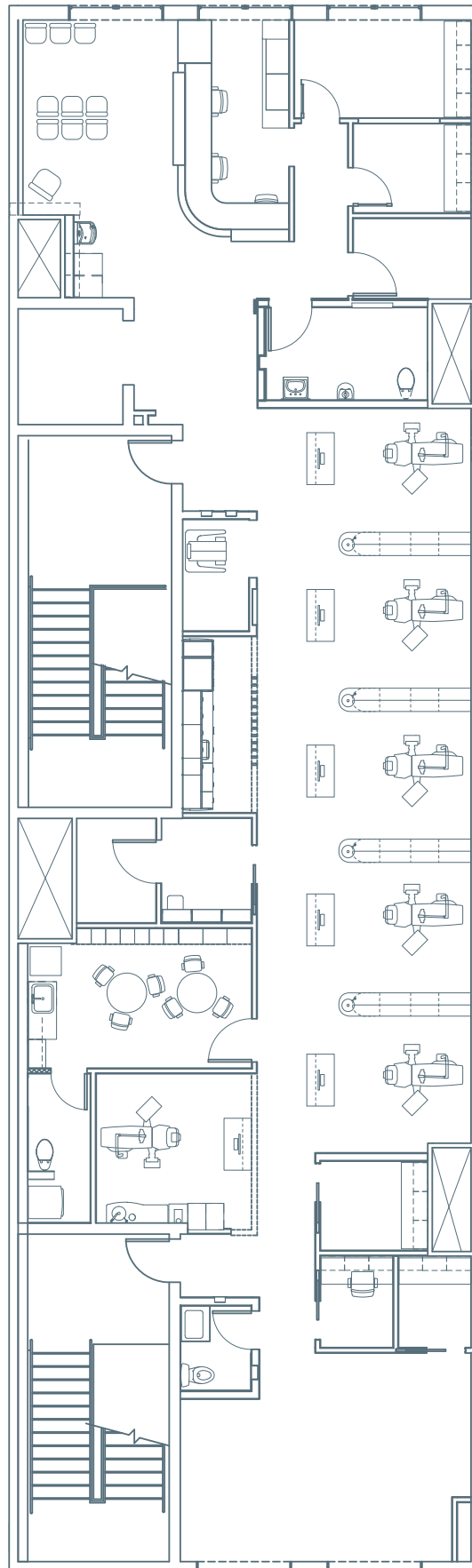
Move-In-Ready Dental Office*

2,917 SF

*Equipment and chattels sold separately



[Click here for virtual tour](#)



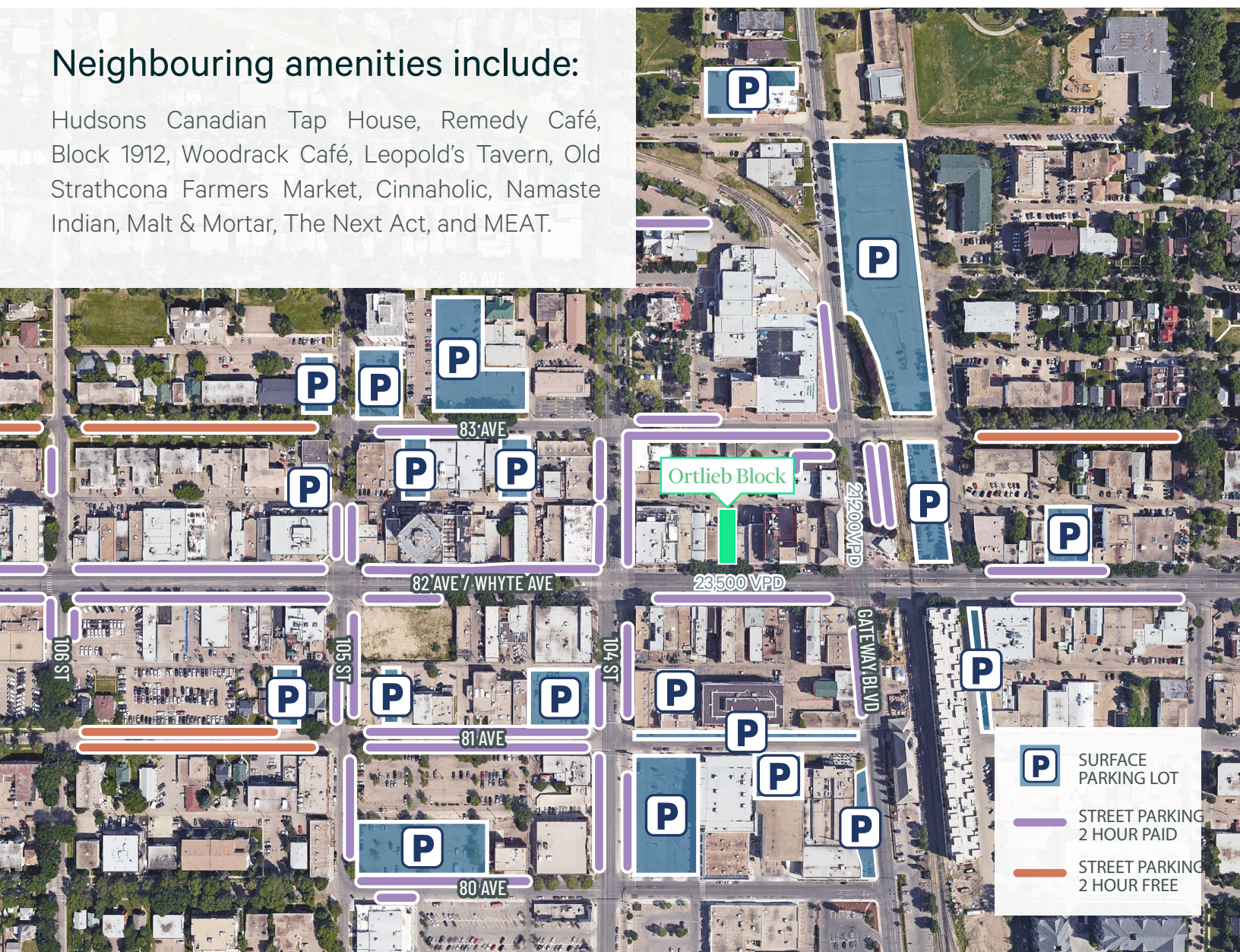
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For Lease

Neighbouring amenities include:

Hudsons Canadian Tap House, Remedy Café, Block 1912, Woodrack Café, Leopold's Tavern, Old Strathcona Farmers Market, Cinnaholic, Namaste Indian, Malt & Mortar, The Next Act, and MEAT.



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