

FOR LEASE

WESTERN SUPPLIES BUILDING

10722 103 Avenue,
Edmonton, AB



CHARACTER OFFICE SPACE

1,383 SF TO 4,726 SF OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Character space, open beam, and brick finishing
- Excellent location, close to all amenities
- In the heart of downtown right off Jasper Avenue
- Parking stalls available at an additional cost
- Walking distance to the Corona LRT station

Dustin Bateyko

Partner
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CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower
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PROPERTY DETAILS

Municipal Address: 10722 103 Avenue, Edmonton, AB

Legal Description: Suite 100 - 1,383 SF
Suite 101 - 1,820 SF
(Former medical office)
Suite 401 - 1,726 SF
Suite 402 - 3,000 SF

Lease Term: 5 years

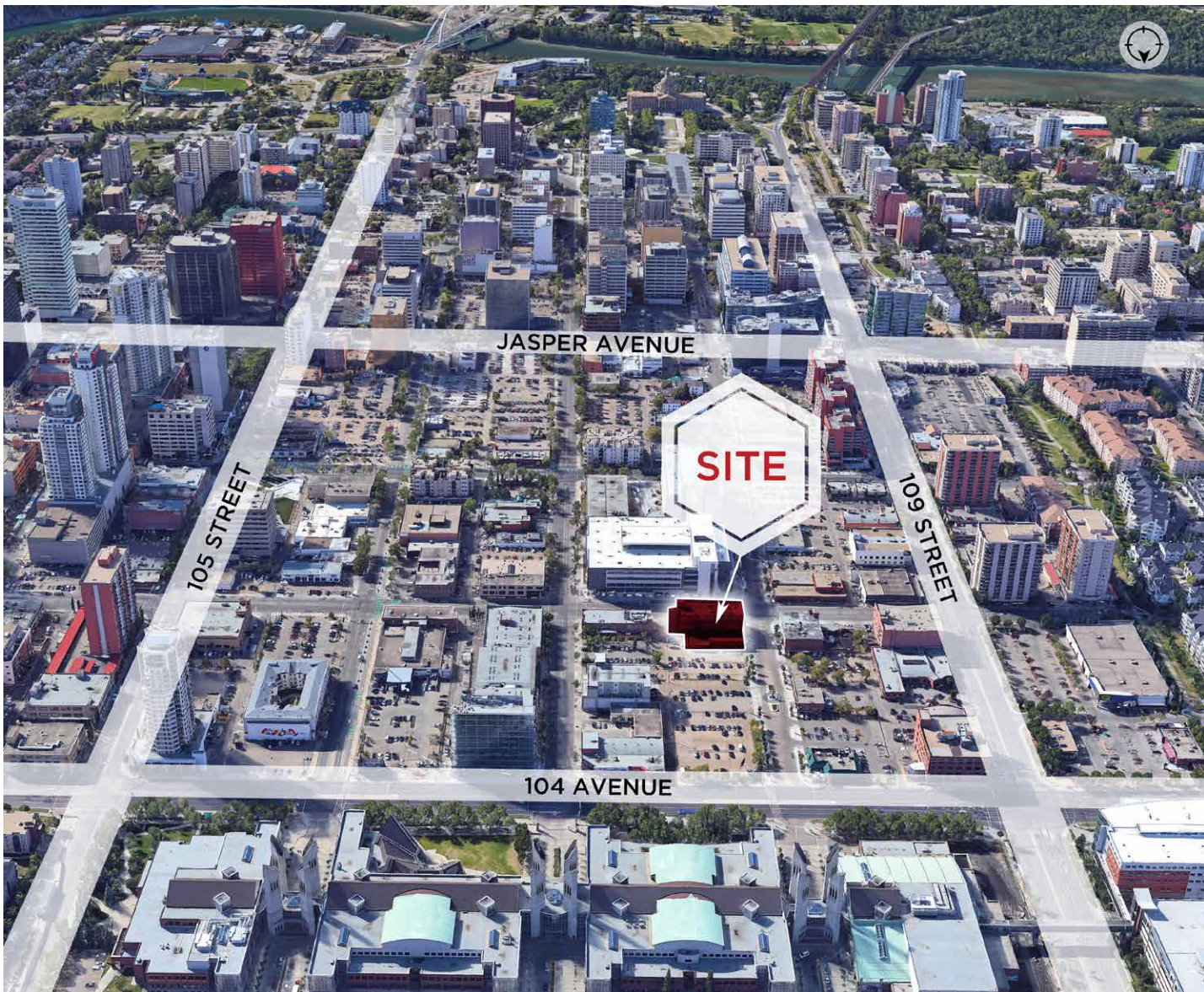
Lease Rate: **\$15.00 PER SF**

Operating Costs: \$14.57 (2026 est.)
Includes property tax, building insurance, utilities and common area janitorial services

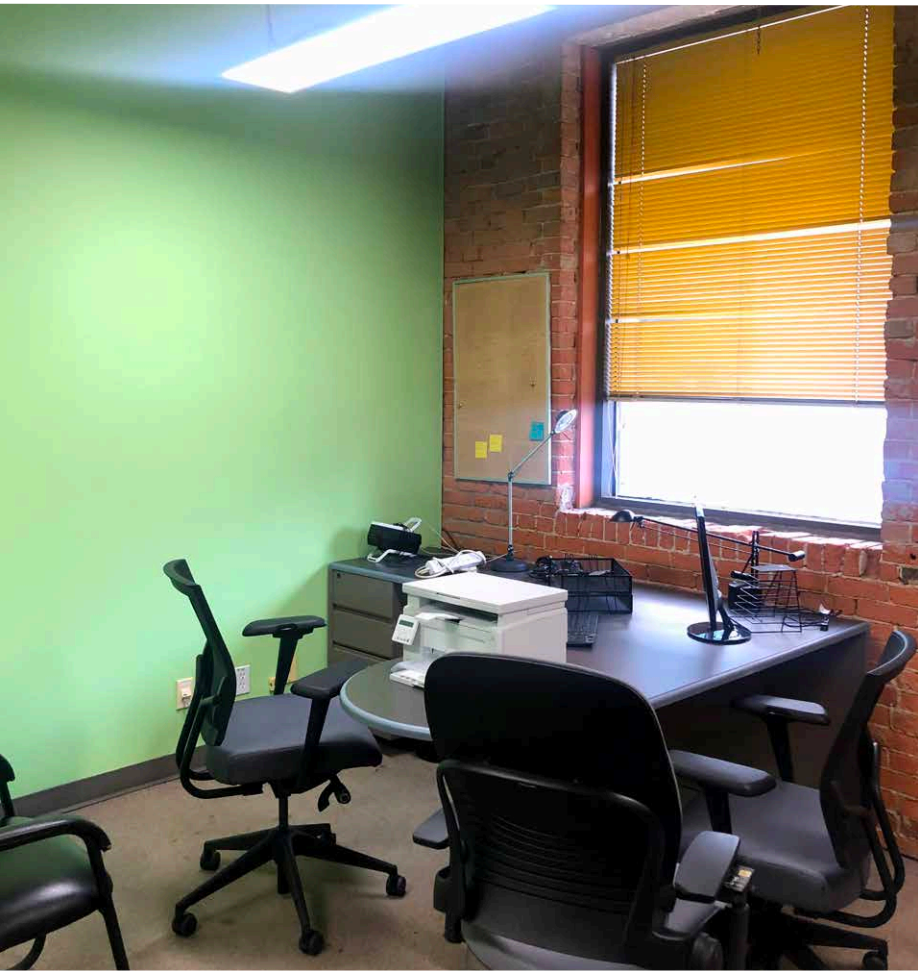
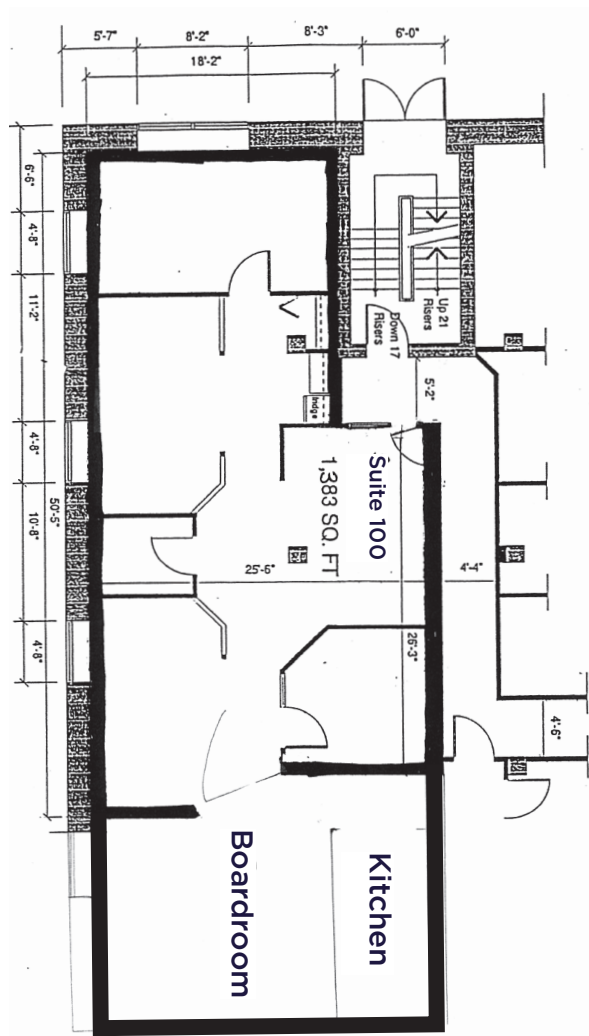
Availability: Immediately

Parking:
Suite 100 - 3 Surface parking stalls at \$130 per stall per month
Suite 101 - 3 Surface parking stalls at \$130 per stall per month
Suite 401 - 4 Surface parking stalls at \$130 per stall per month
Suite 402 - 5 Surface parking stalls at \$130 per stall per month

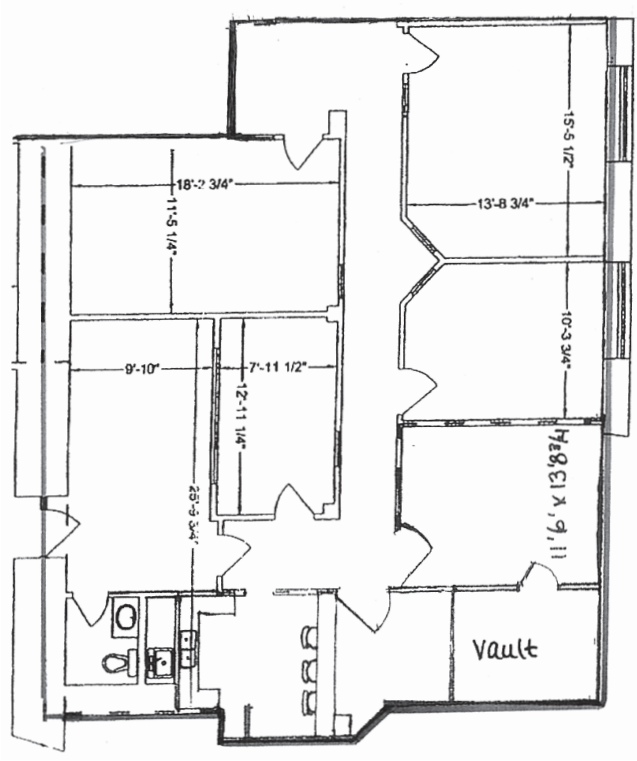
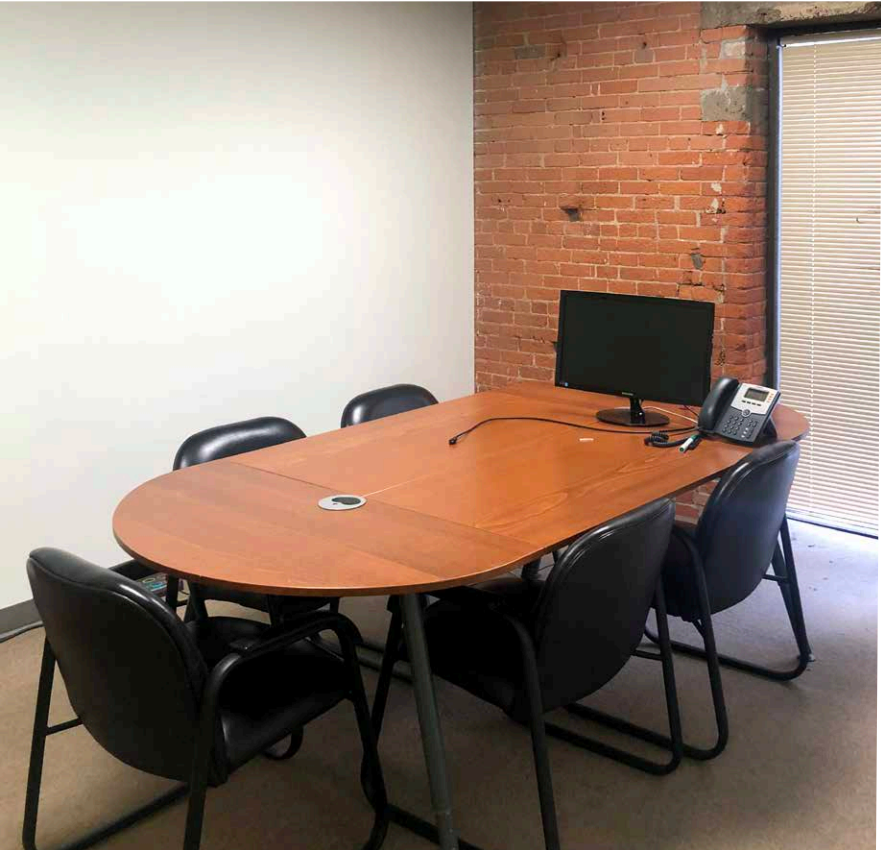
AERIAL



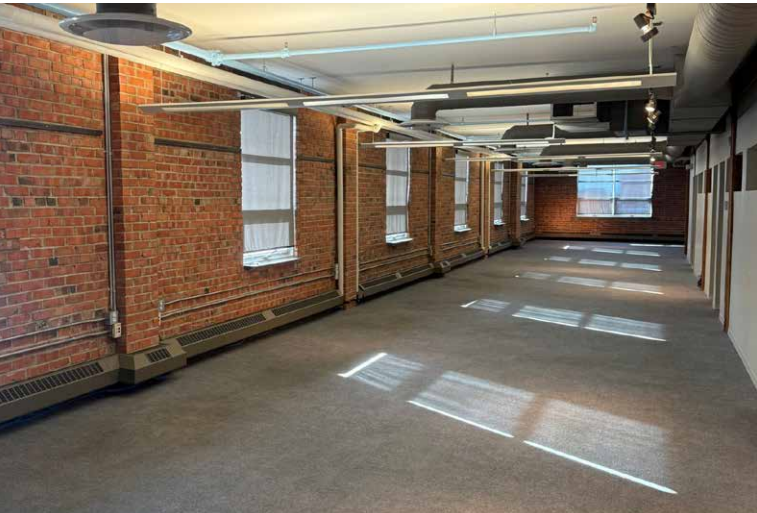
SUITE 100 | FLOOR PLAN



SUITE 101 | FLOOR PLAN



SUITE 402 | PROPERTY PHOTOS



SUITE 401 & 402 | FLOOR PLAN



UNIT 401



UNIT 402





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