FOR LEASE

CHARACTER WHYTE AVENUE OFFICE SPACE

10754 82 Avenue NW, Edmonton, AB



HIGHLIGHTS

- Excellent location in the heart of vibrant Old Strathcona, fronting Whyte Avenue
- Fully furnished, turnkey office space
- Fantastic signage and visibility
- Build out consists of 6 offices, boardroom, bullpen area and a lunchroom
- Garage space allowing for indoor parking

360° VIRTUAL TOUR

CONTACT

KELLY GIBBON
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BERT GAUDET
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ROYAL PARK REALTY™

T 780.955.7171 **F** 780.955.7764
#25, 1002 7 Street, Nisku, AB T9E 7P2
royalparkrealty.com

The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

PROPERTY DETAILS

MUNICIPAL ADDRESS	10754 82 Ave NW, Edmonton, AB
LEGAL DESCRIPTION	Lot 14, Block 132, Plan RN4 (IV)
TYPE OF PROPERTY	Office/Retail
ZONING	MU (Mixed Use)
SIZE	3,000 sq ft ±
CEILING HEIGHT	10’
LOADING	8’ x 8’ grade door
PARKING	6 stalls, 8 can be accomodated with double row stacked parking

FINANCIALS

LEASE RATE	$24.00/sq ft
OPERATING COSTS	$11.25/sq ft (est.)
POSSESSION	Immediate

PHOTOS


RECEPTION


LUNCHROOM


BULLPEN AREA

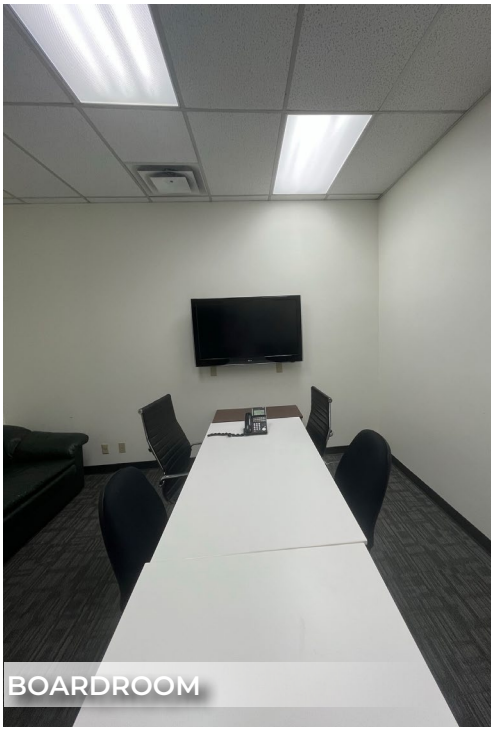

LARGE OFFICES

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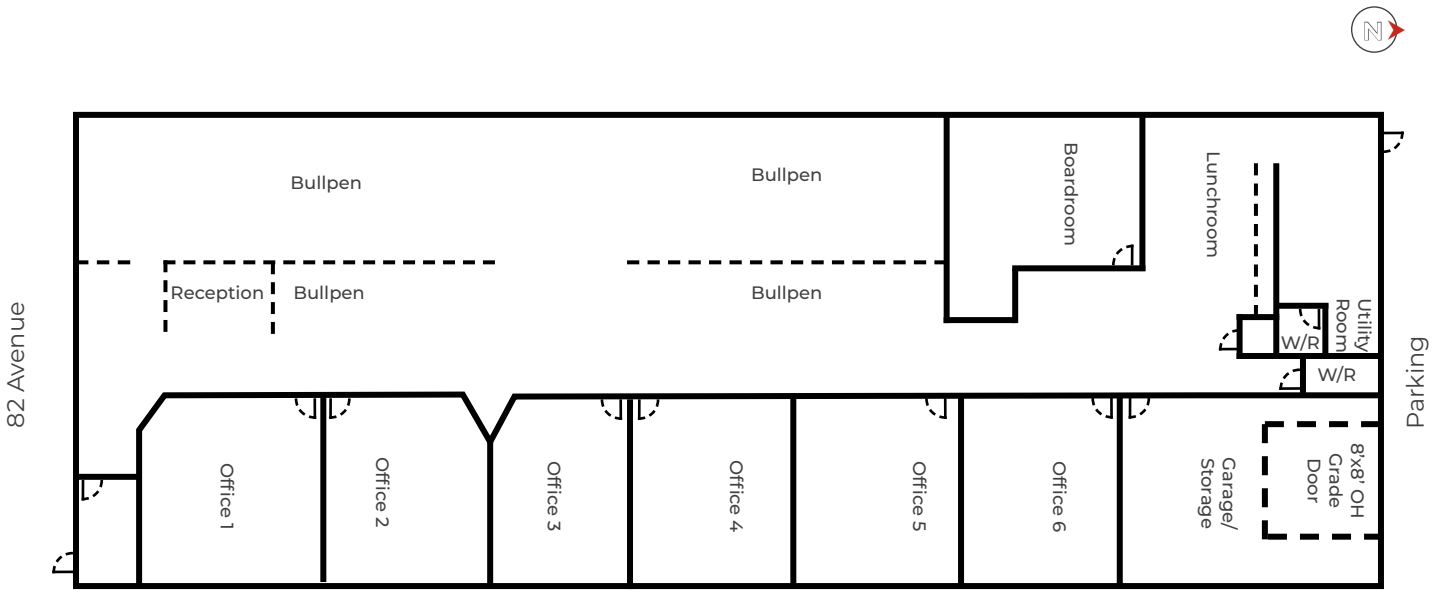
PHOTOS


BOARDROOM


GARAGE STORAGE AREA


WELL-APPOINTED OFFICES

FLOOR PLAN



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Whyte Avenue and Old Strathcona: The Ideal Office Location in Edmonton

Whyte Avenue, in the vibrant Old Strathcona district, blends historical charm with modern convenience, making it ideal for dynamic and inspiring office spaces. Known for its eclectic shops, trendy cafes and diverse dining, the area's unique character fosters creativity and innovation, attracting top talent.

Its strategic location ensures excellent accessibility and visibility, with a daytime population of over 45,000 and significant traffic volumes. The area's projected growth promises a thriving community, while numerous amenities and public transportation options make commuting easy, enhancing job satisfaction and productivity. Investing in office space on Whyte Avenue positions your business for sustained growth in Edmonton's cultural hub.

- MOVE IN READY
- CLOSE TO AMENITIES
- CONVENIENT LOCATION
- SURFACE PARKING
- QUICK ACCESS

SURFACE PARKING LOT

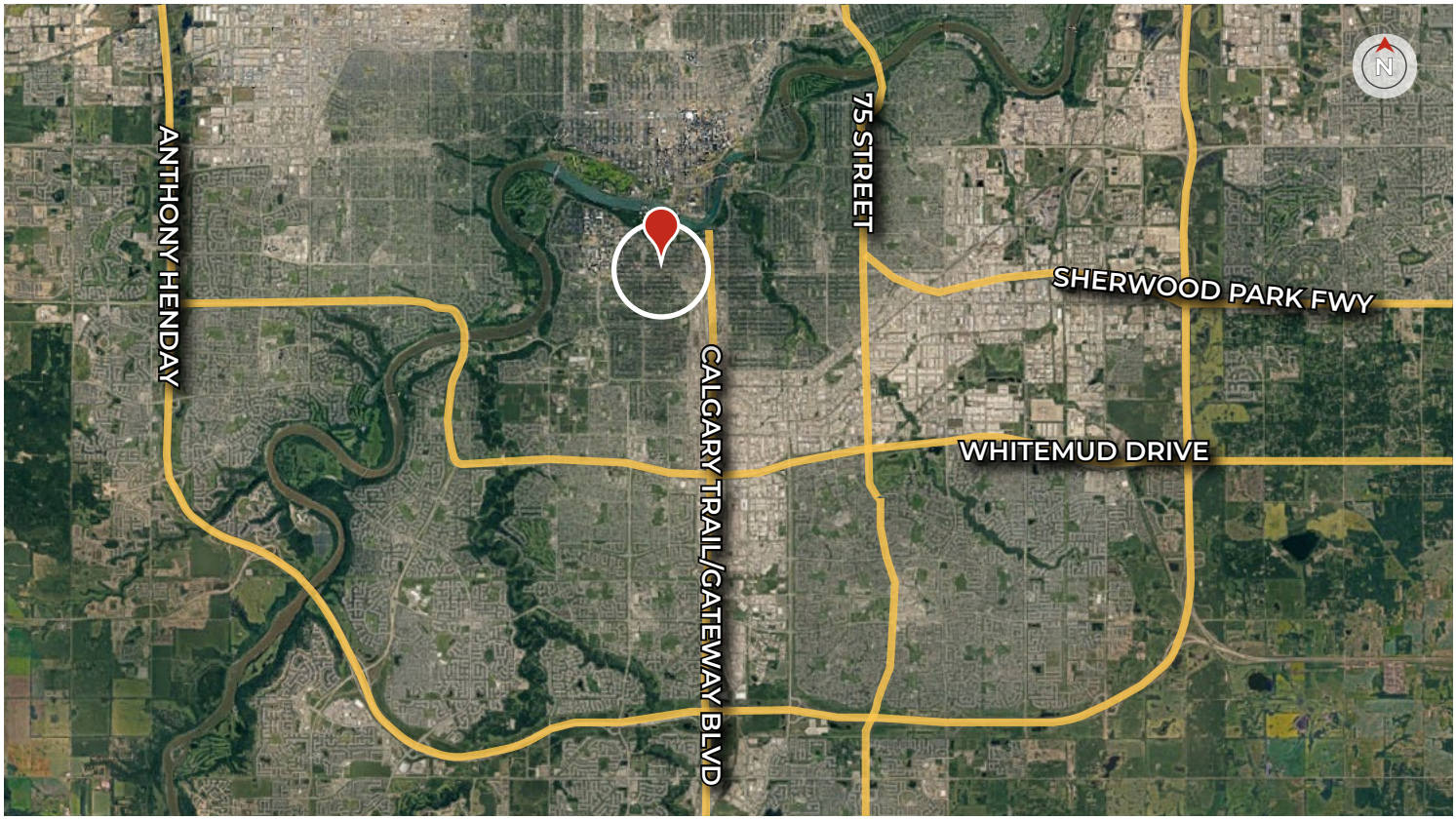


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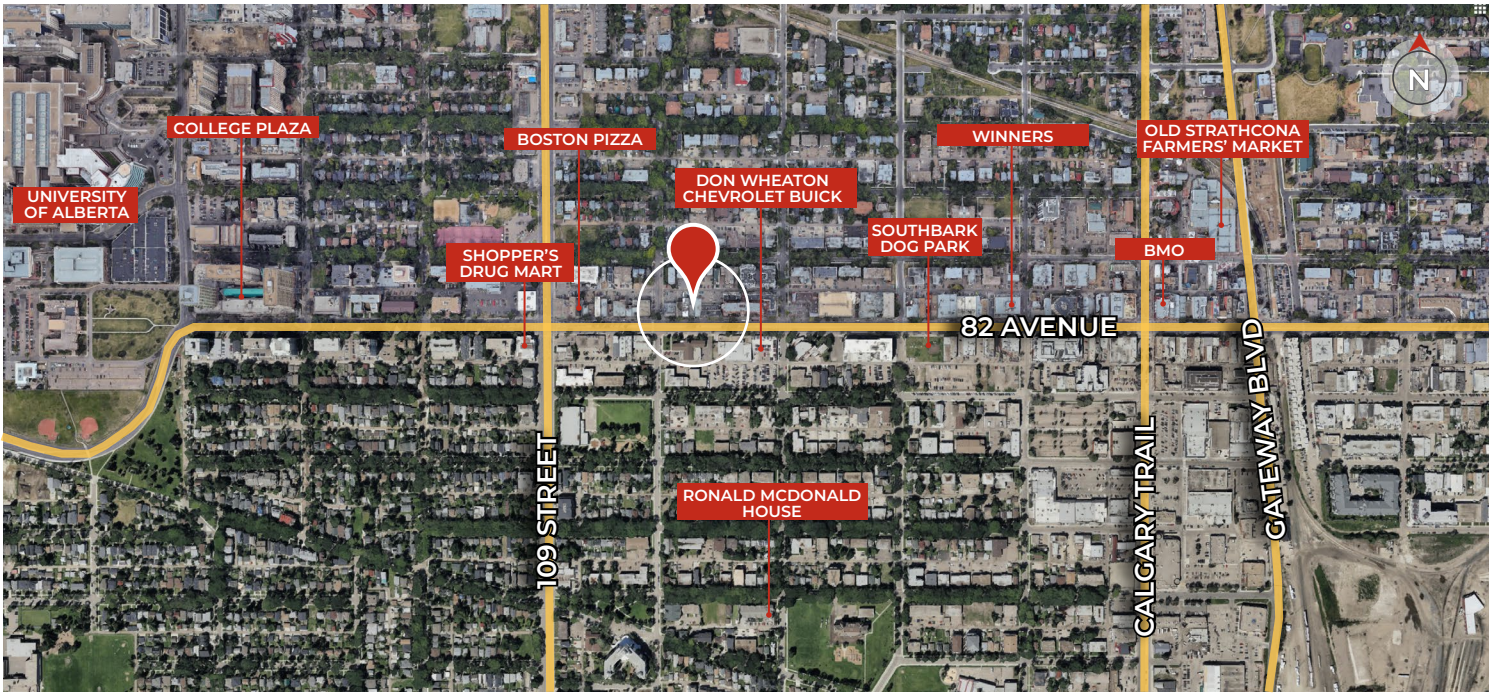
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REGIONAL MAP



LOCAL MAP

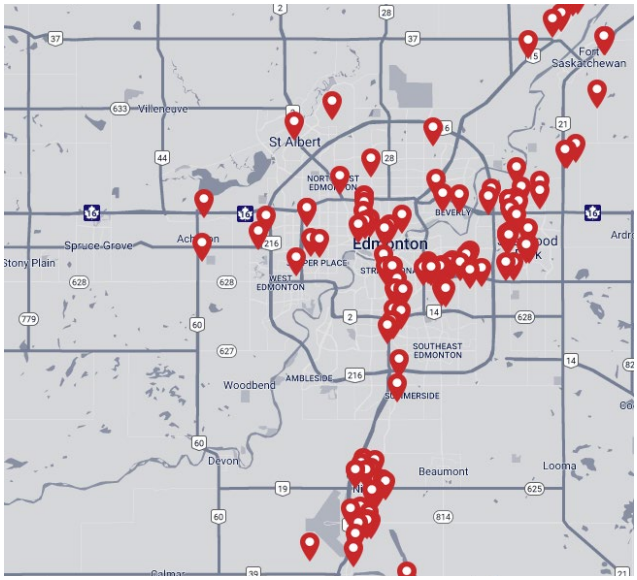


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

BERT GAUDET
Director, Associate Broker



In 2010 Bert, as an owner of Garstad and Whittingham Realty, joined forces with the Royal Park Realty team. He has 25 years of commercial real estate experience, with specific knowledge of the Nisku/Leduc market.

Bert enjoys providing personalized service to his clients and prides himself on building long-term relationships with them. He is passionate about putting together deals and consistently producing results.

KELLY GIBBON
Director, Associate, MBA



Kelly takes great pride in the service that provides. His focus is aligning his efforts with the goals and desires of his clients. This approach has been extraordinarily beneficial to the people and companies that he represents and has helped Kelly create many long term relationships as a trusted advisor.

Kelly's thorough attention to detail as well as his creative approach to problem solving has made him a huge asset to his real estate clientele.

MARCUS SCHWABE
Senior Associate



As a Senior Associate, Marcus offers expertise in the sale & leasing of retail, office, land, industrial and multi-family properties in the greater Edmonton area and throughout Alberta. He understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transaction and providing customer centric service.

His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

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