

FOR LEASE

637 - 6,897 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10217 - 106 Street, Edmonton, AB

KNOL BUILDING OFFICE SPACE

Property Highlights

- Turnkey office spaces available immediately
- Elevator access throughout the building
- Floor-to-ceiling windows and modern finishes in a place
- Underground parking available
- Multiple sizes available from 637 - 6,897 SF of contiguous office
- Ideal office tenants include lawyers, accountants, professionals, chiropractors, real estate
- Ideal retail tenants include general service retail, café, restaurant, doctors' offices/pharmacy, and specialty food users. (Cannabis, liquor, and convenience stores are not suitable for the site)



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



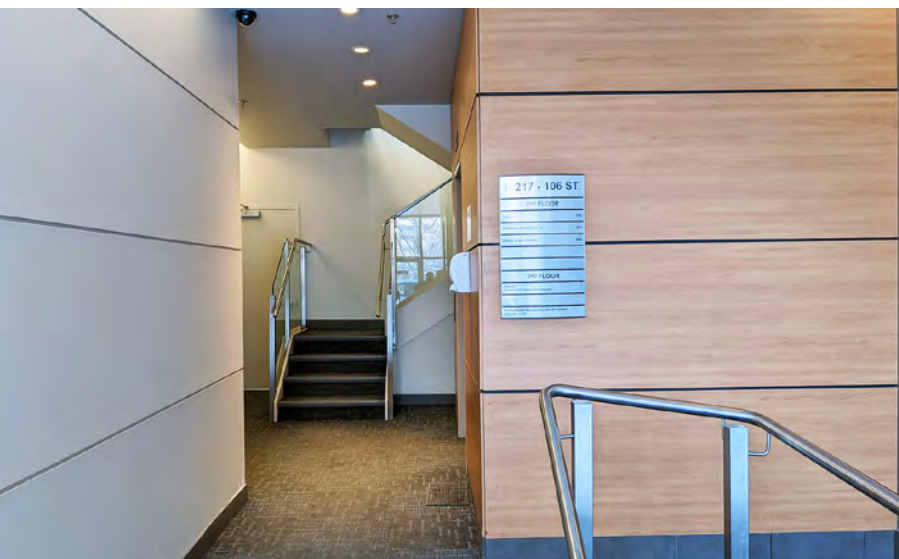
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FOR LEASE

Knol Building Office Space

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Common Area

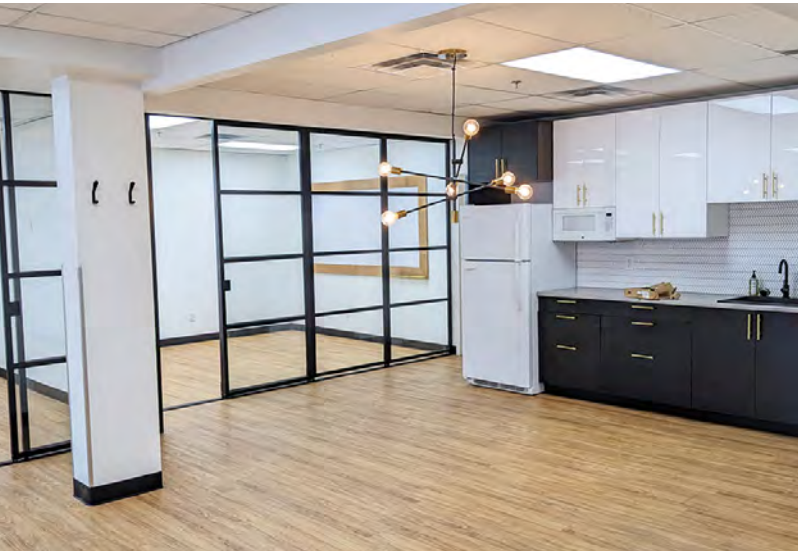


FOR LEASE

Knol Building Office Space

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200 | 2,154 Sq. Ft.



203 | 637 Sq. Ft.

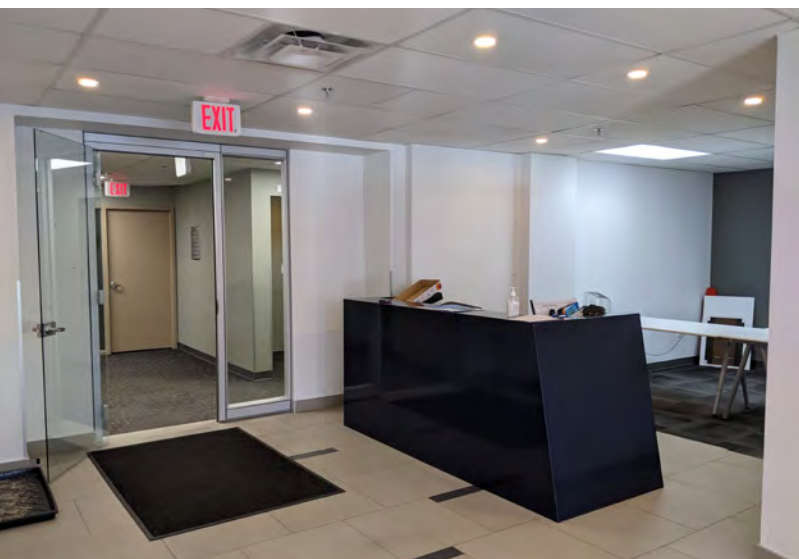
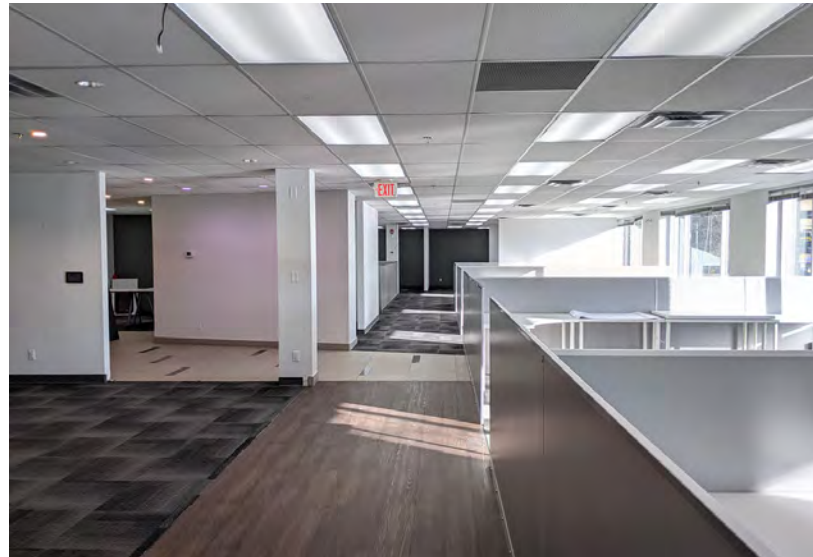


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Knol Building Office Space

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202 | 5,117 Sq. Ft. (Can be demised)

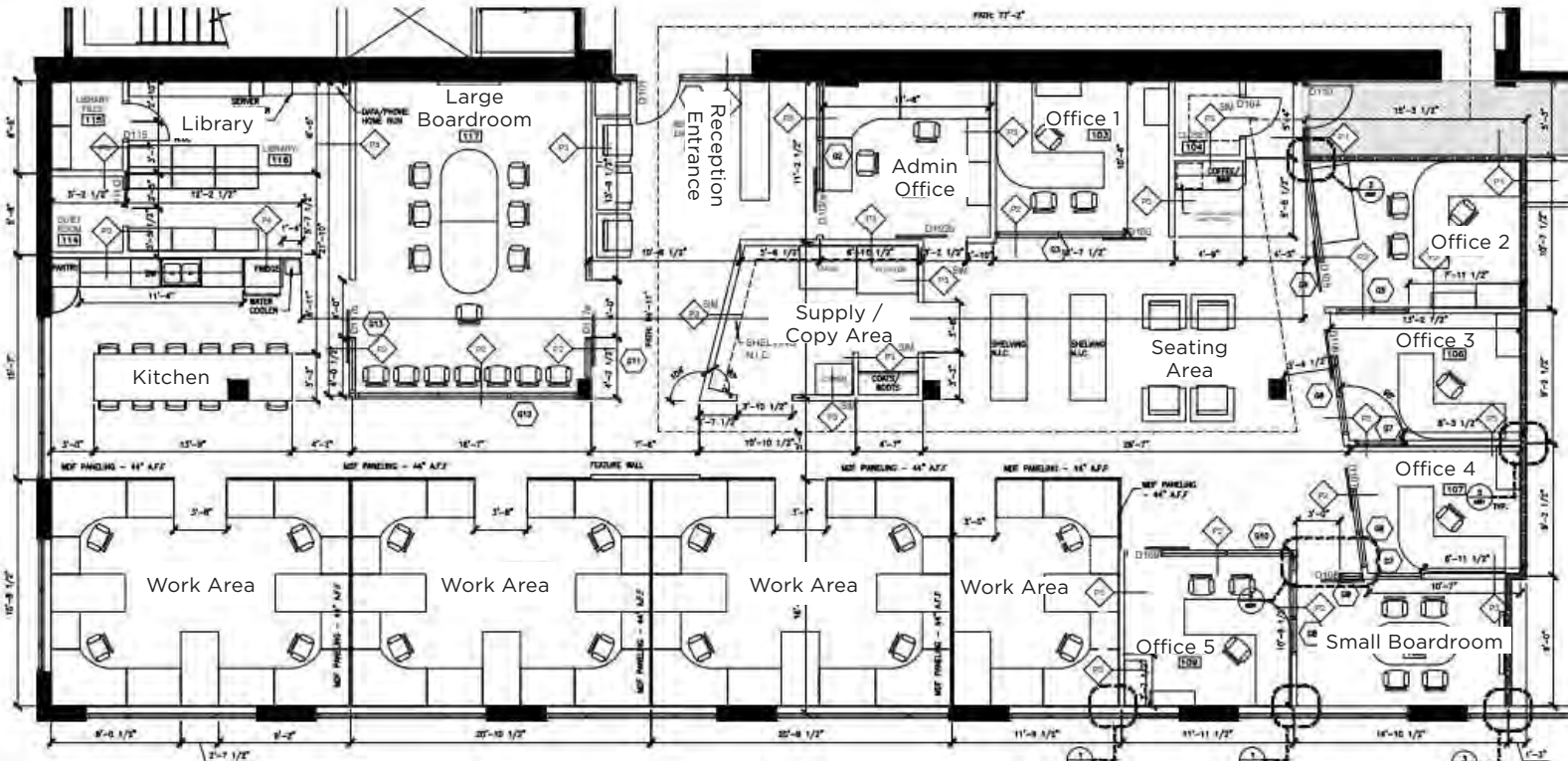


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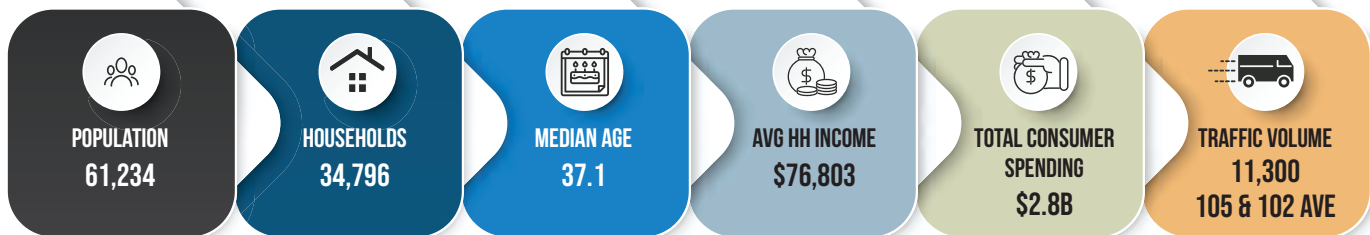
Knol Building Office Space

LIZOTTE
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202 Floor Plan | 5,117 Sq. Ft. (Can be demised)



Demographics within 2KM



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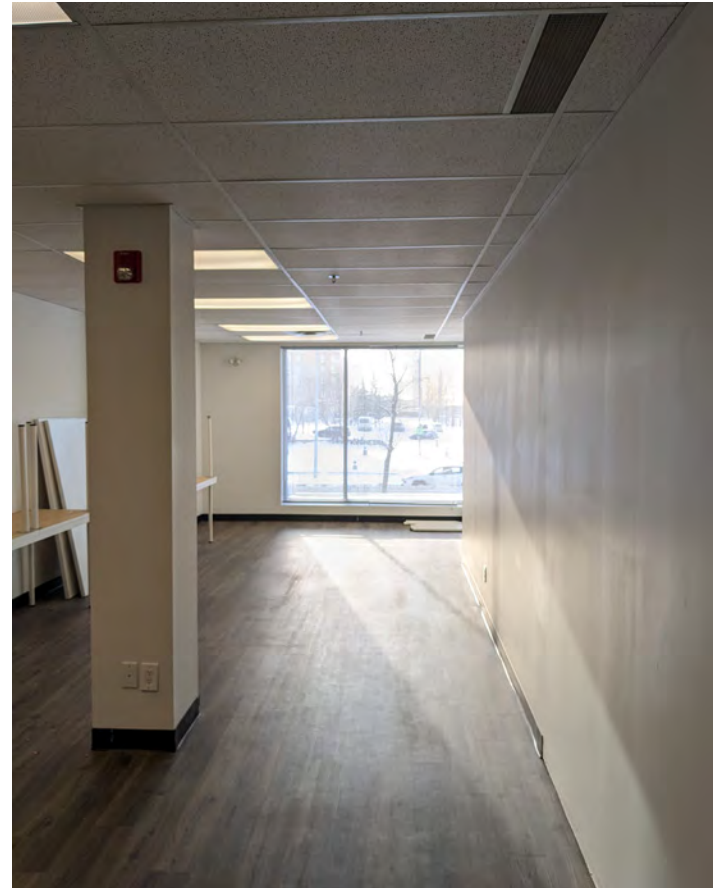
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FOR LEASE

Knol Building Office Space

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205 | 1,173 Sq. Ft.



ADDITIONAL INFORMATION

- Fibre Internet in building
- 24/7 HVAC service
- Located north of Jasper Avenue on 106 Street with excellent access to all downtown amenities



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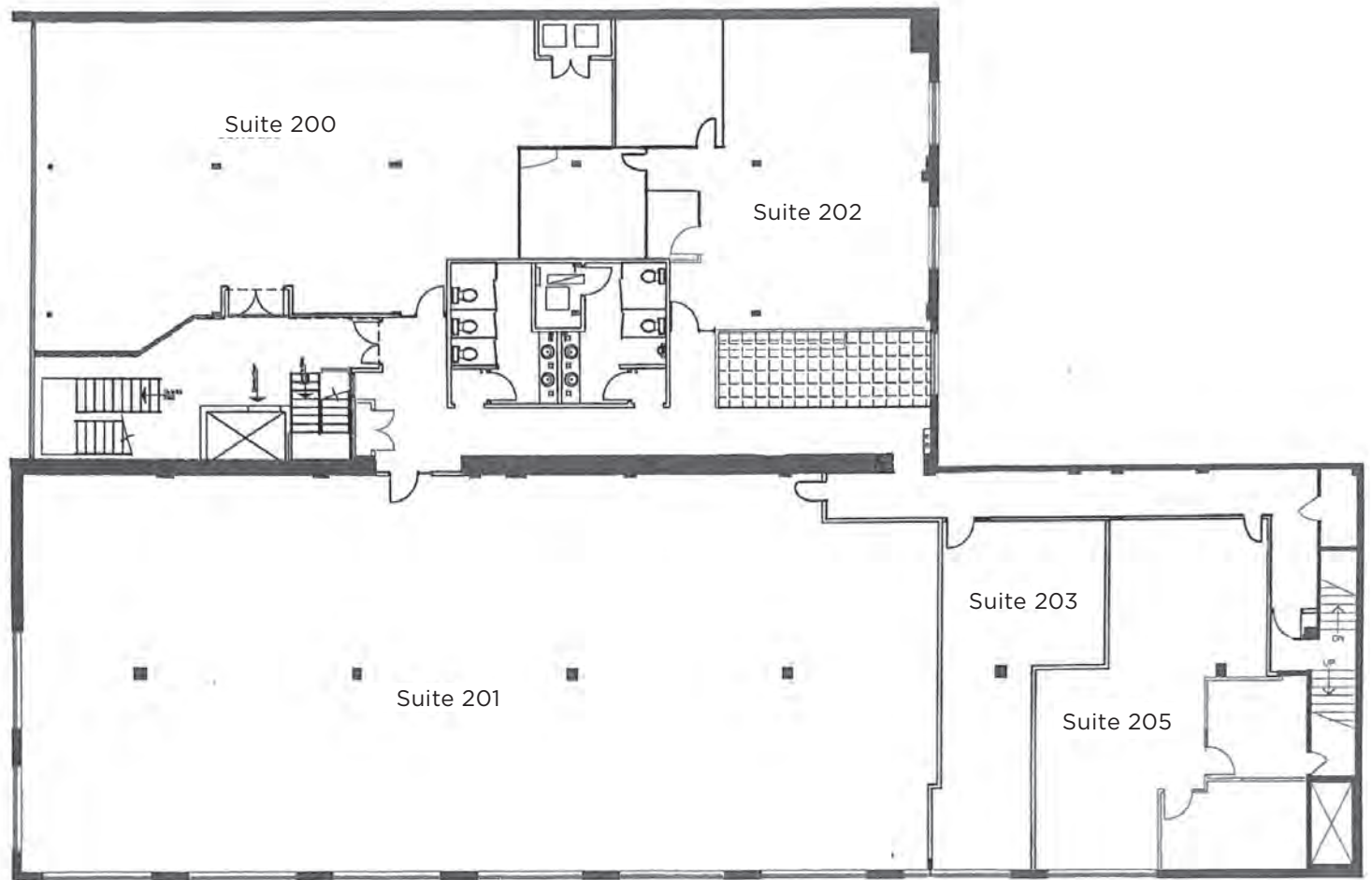


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FOR LEASE

Second Floor

Second Floor Plan



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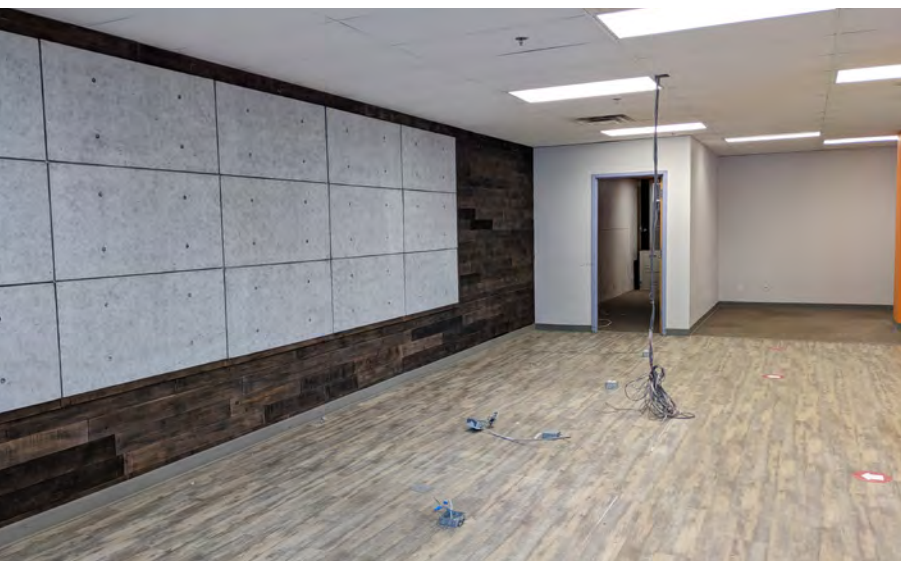
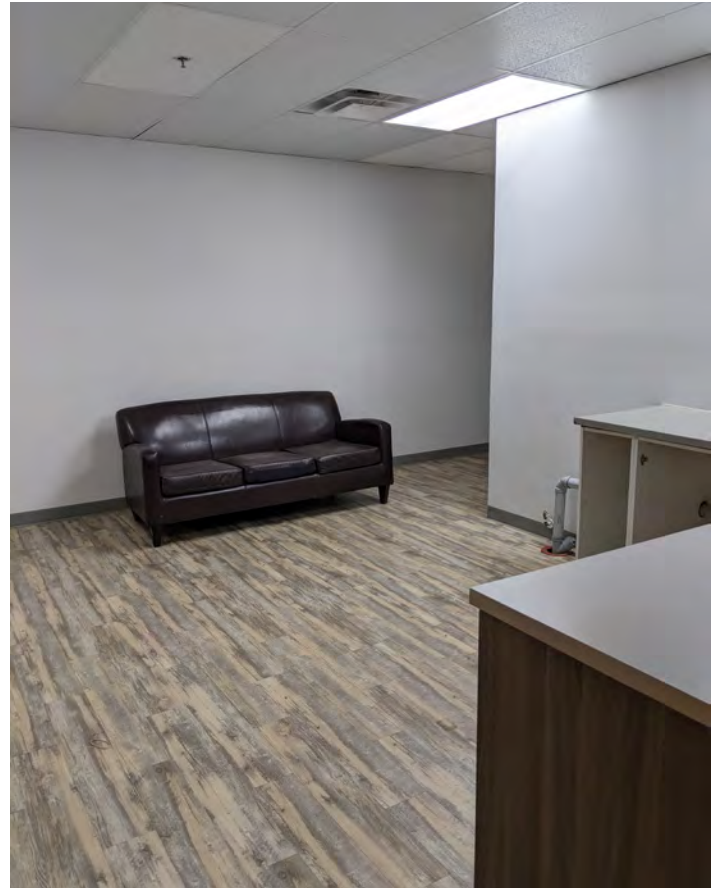
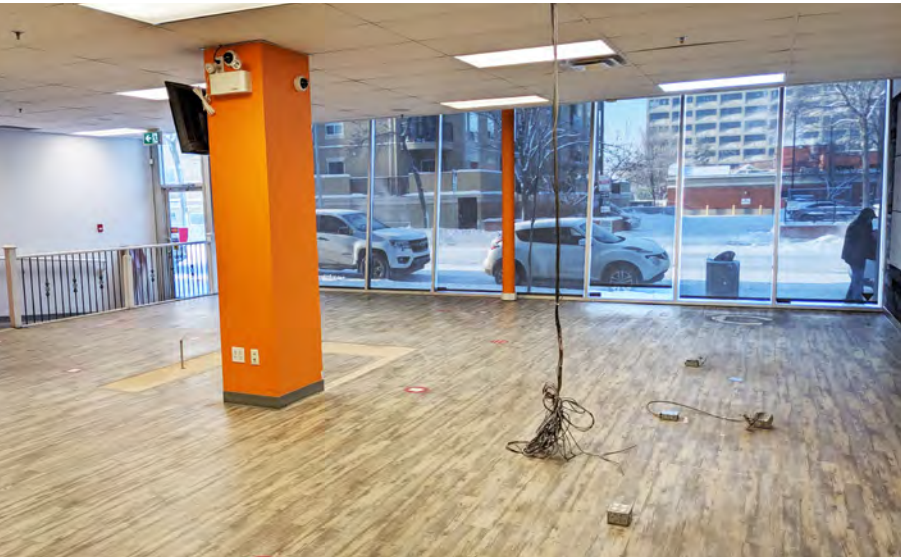
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FOR LEASE

Main Floor

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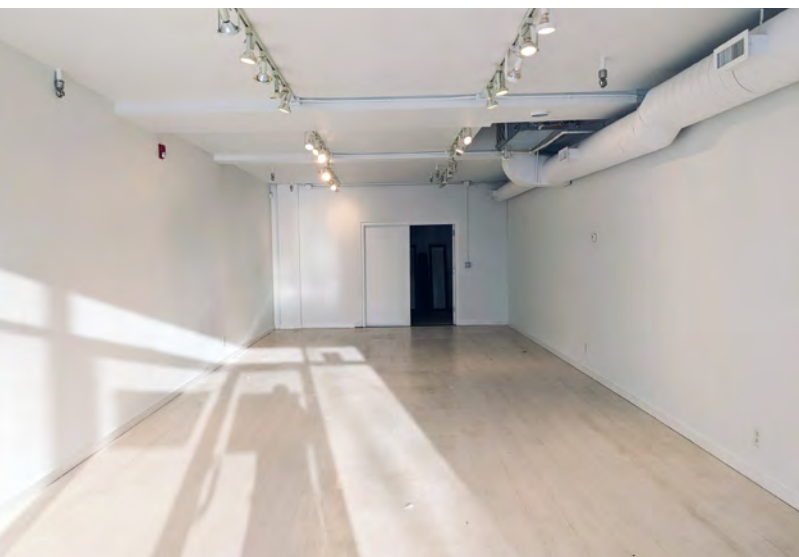
10219 | 3,100 Sq. Ft.



FOR LEASE

Main Floor

10538 | 970 Sq. Ft.



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#1200, 10117 Jasper Avenue
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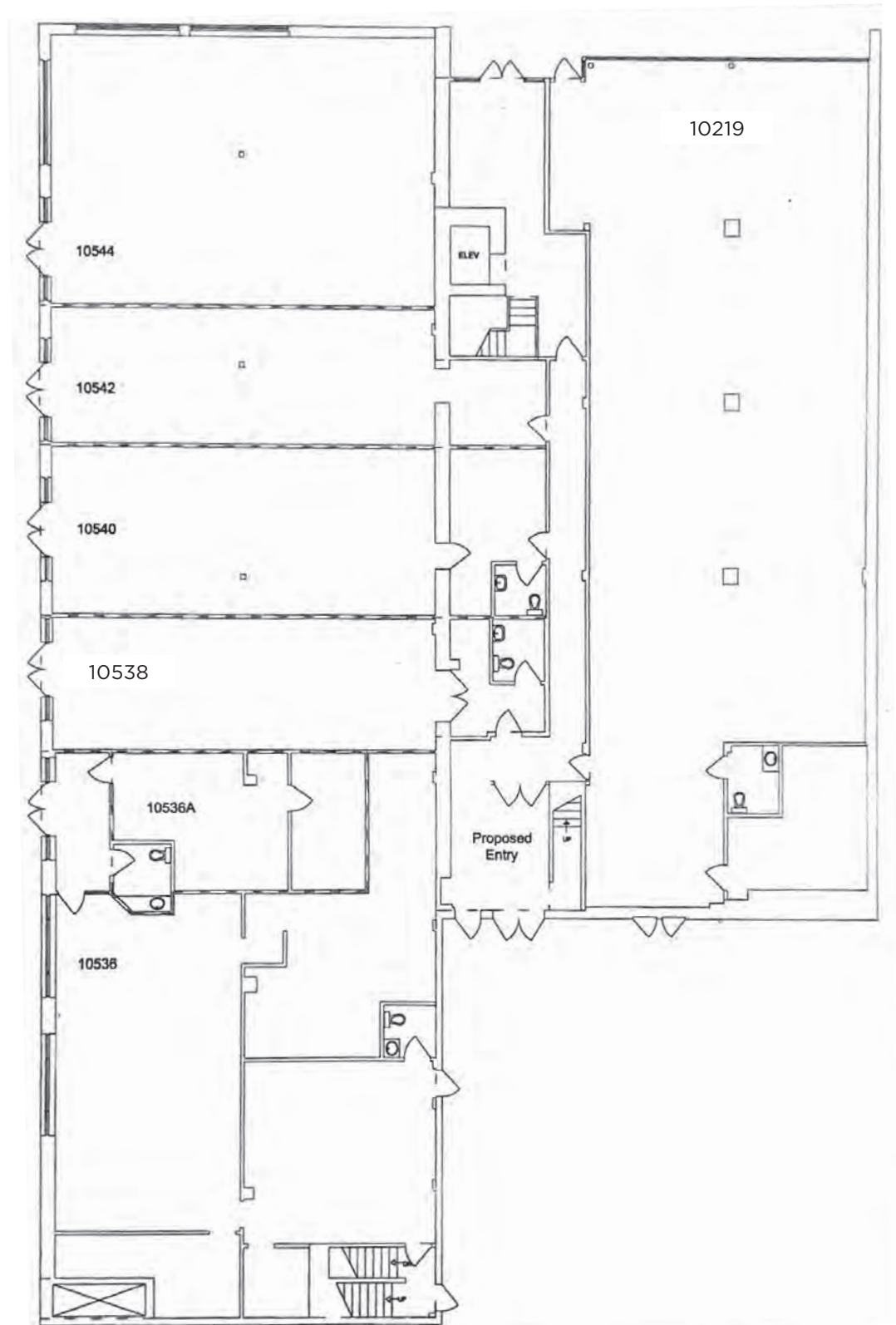


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FOR LEASE

Main Floor

Main Floor Plan



FOR LEASE

Knol Building Office Space

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Property Information

Municipal Address: 10217 106 Street, Edmonton, AB

Size: Second Floor

#200 - 2154 Sq. Ft.

#202 - 5,117 Sq. Ft. (can be demised)

#203 - 637 Sq. Ft.

#205 - 1173 Sq. Ft.

***202, 203, 205 can be contiguous for 6,897 Sq. Ft.**

Main Floor

10219 106 st 3,100 Sq. Ft.

10538 102 ave - 970 Sq. Ft.

Zoning: UW (Urban Warehouse)

Parking: Designated underground and tandem surface available, Impark across the street

Possession: Immediate/negotiable

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Lease Rate: Second Floor
\$12.00/Sq. Ft.

Main Floor
\$24.00/Sq. Ft.

Op Costs: Second Floor
\$11.15/Sq. Ft. (+ janitorial)

Main Floor
\$10.10/Sq. Ft. (+ power)

Contact

Tom Dean

Associate

Cell: 780.920.8019

Direct: 780.784.6550

tom@lizotterealestate.com

Chuck Clubine

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizotterealestate.com

