

FOR SALE OR LEASE

OFFICE SPACES



CAPITAL CENTRE

10145/ 10175 109 Street NW, Edmonton

Move-in ready second-floor office space available for sale or lease. The available unit sizes range from 540 square feet (SF) to 18,000 square feet (SF), with flexible demising options. Central location in downtown, low op. costs include utilities, daycare on-site. Underground parking spaces are available with flexible lease options through ZipStall.

- Move-in ready
- Central location
- Smaller size bays available
- Affordable Price and Rent
- Low Op. Costs
- Elevator Service

\$299/SF

SALE PRICE

\$15/SF

LEASE RATE

540 - 18,000 SF

AVAILABLE SPACE

Syamal Raha

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PROPERTY & SPACE DETAILS

Property Details

Address	10175 109 Street NW
Building Name	Capital Centre
Legal	P 1822848; U 893
Unit Sizes	540 - 14,472 SF
Zoning	UW- Urban Warehouse
Parking	Underground Flexible Leasing Options Through ZipStall
Year Built	1981
Base Rent	\$15/SF
Op. Cost.	\$14.25 including utilities



Available Spaces

Unit	Size (SF)	Sale Price	Monthly Gross Rent
#220	917	\$275,000	\$2,247
#221	731	\$219,000	\$1,791
#222	654	\$196,000	\$1,603
#223	682	SOLD	
#224	540	\$162,000	\$1,324
#206	14,472		SUBJECT TO OFFER



ADDITIONAL PHOTOS



MAP/CONDO PLAN

