

FOR LEASE

OR SALE



CAPITAL CENTRE

10145/ 10175 109 Street NW, Edmonton

RE/MAX Excellence Commercial Division is pleased to present a move-in ready second-floor office opportunity available for sale or lease in the heart of downtown Edmonton.

This professional building offers a rare opportunity to secure high-exposure office space, with unit sizes ranging from 540 SF to 14,472 SF and flexible demising options to accommodate both small businesses and larger users—all in a central, transit-accessible location surrounded by amenities, dining, and retail.

Available	Office Spaces
Sale Price	\$269 PSF
Lease Rate	\$14 PSF
Available Space	± 540-14,472 SF

Highlights:

- Move-in ready space
- Prime location on 109 Street NW, minutes from Jasper Avenue, Oliver Square, and Government District
- Excellent connectivity with direct access to major thoroughfares including Jasper Avenue, 104 Avenue, and quick links to Groat Road and MacEwan University
- Smaller bays available for boutique users
- Low operating costs (utilities included)
- Daycare on-site, enhancing convenience for tenants and staff
- Elevator service for barrier-free access
- Underground parking available with flexible lease options through ZipStall

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COMMERCIAL DIVISION

SYAMAL RAHA, Vice President & Associate Broker | Investment Sales & Leases

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PROPERTY DETAILS



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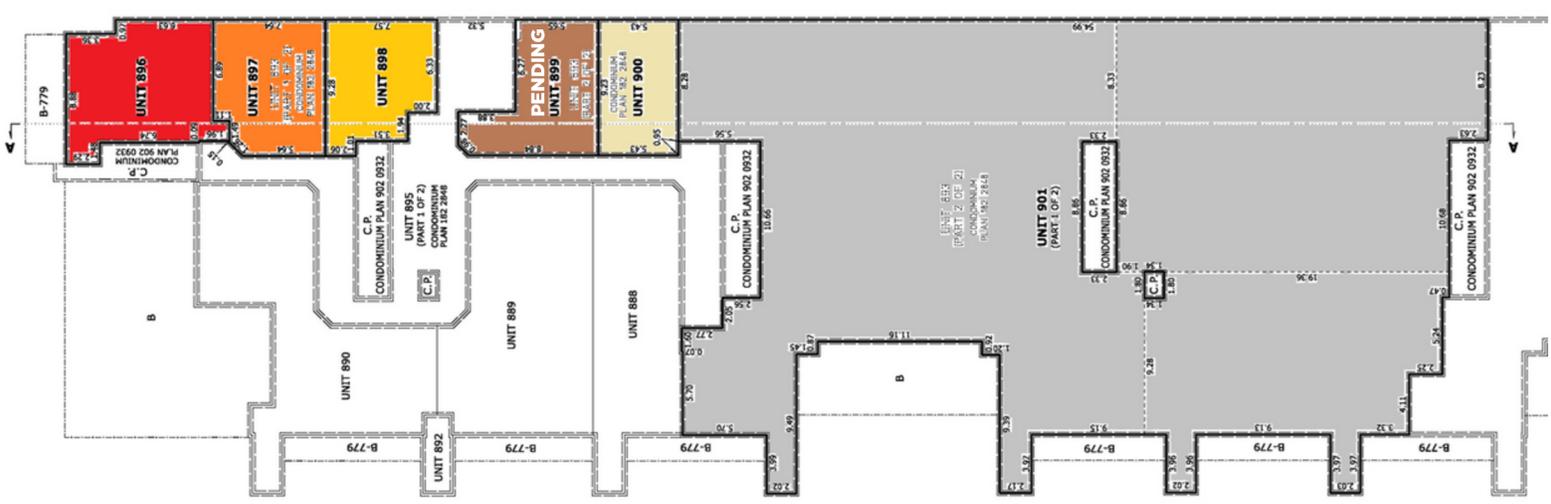
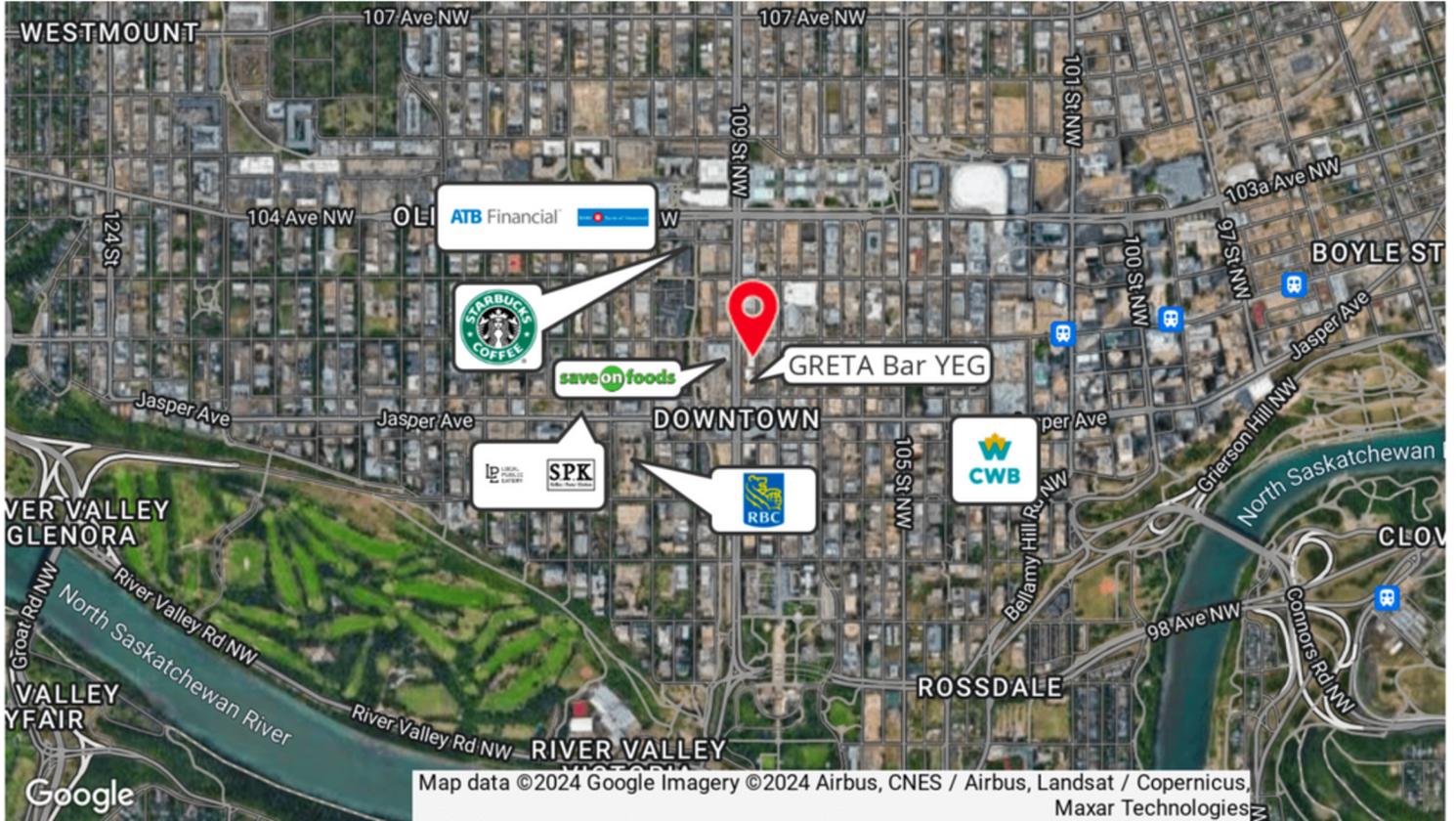
Address	10175 109 Street NW
Building Name	Capital Centre
Legal Description	P 1822848; U 893
Unit Sizes	± 540 - 14,472 SF
Zoning	UW- Urban Warehouse
Parking	Underground & flexible leasing opens through ZipStall.
Year Built	1981
Base Rent	\$14 PSF
Operating Costs	\$14.25 including utilities

AVAILABLE SPACES

Unit Number	Size (SF)	Sale Price	Monthly Gross Rent
#220	917	\$247,000	\$2,159
#221	731	\$197,000	\$1,721
#222	654	\$176,000	\$1,540
#223	682	PENDING	
#224	540	\$146,000	1,272
#206	14,472	SUBJECT TO OFFER	

DEMOGRAPHICS

Located on 109 Street NW in downtown Edmonton, this property offers direct access to the Capital and Metro LRT lines, over 20 bus routes, and major roads including Jasper Avenue and 104 Avenue. Within walking distance to the ICE District, Rogers Place, MacEwan University, and Edmonton City Centre Mall, it's surrounded by restaurants, retail, and office towers. This high-traffic, well-connected location is ideal for visibility and growth.







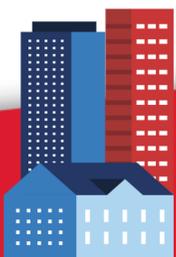
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