



AVISON YOUNG

For Lease The Dorchester

10357 109 Street, Edmonton, AB

Prominent historic office building in downtown Edmonton

- Join the professional tenant mix in this outstanding, well maintained historic building
- Terrific exposure to 109 Street and 104 Avenue
- Quick access to public transit and LRT nearby
- Above ground indoor heated and surface parking available
- Newly renovated common areas and washrooms

**Get more
information**

Jason Gardner
Vice President
+1 780 429 7569
jason.gardner@avisonyoung.com

avisonyoung.com

For Lease

Unique brick and beam features

The Dorchester

10357 109 Street, Edmonton, AB

Leasing office space in The Dorchester in downtown Edmonton offers a unique and inspiring work environment that is sure to captivate professionals seeking a blend of style and functionality. This historic building showcases stunning architectural features like exposed brick walls, open beams and modern lighting, providing a charming and distinctive atmosphere. The location itself is advantageous, as it is nestled in a vibrant part of downtown with an array of nearby amenities such as cafes, restaurants, and shops. With its blend of historical charm and contemporary amenities, The Dorchester is an ideal choice for those looking for an office space that is both visually appealing and conveniently located.

Offering Summary

Area Available:	Suite 160: 1,242 sf Suite 110: 2,200 sf Suite 210: 4,357 sf Suite 240: 3,926 sf Suite 320: 2,467 sf Suite 400: 4,787 sf
	Contiguous 8,283 sf
Base Rent:	\$14.00 - \$16.00 psf 4th: \$16.00 - \$18.00 psf
Additional Rent:	\$16.45 psf
T.I. Allowance:	Negotiable
Parking:	1,42/1,000 sf surface & heated above ground at market rates
Zoning:	UW (Urban Warehouse)



Suite 210

Suite 240



Suite 210



Suite 210

Suite 240



Suite 110



Suite 110

Existing Tenant Space



Entrance

For Lease

The Dorchester
10357 109 Street, Edmonton, AB



Property highlights

- On site professional management and ownership since 1988
- Excellent high efficiency HVAC and Controls system
- New high speed elevator
- Security cameras and automated locks
- Area amenities include:
Best Buy, Parlour, Tim Horton's, Mikado, Canadian Brewhouse, Rogers Place

Visit our website for more information on the history of The Dorchester.

[CLICK TO VIEW ONLINE](#)



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