



#201 8540 109 Street, Edmonton

Turn-Key Office - Noble Building

PROPERTY DETAILS

Address:	#201, 8540 109 Street, Edmonton
Zoning:	CB1 (Low-Intensity Business)
Suite Size:	1,678 SF (+/-)
Gross Sublease Rate:	\$19.00/SF (Includes Additional Rent & Utilities)
Parking:	1 Reserved Stall (\$125/month per stall)
Sublease Expiry:	July 31, 2027 *Longer term available*
Possession:	Negotiable
Elevator:	Yes

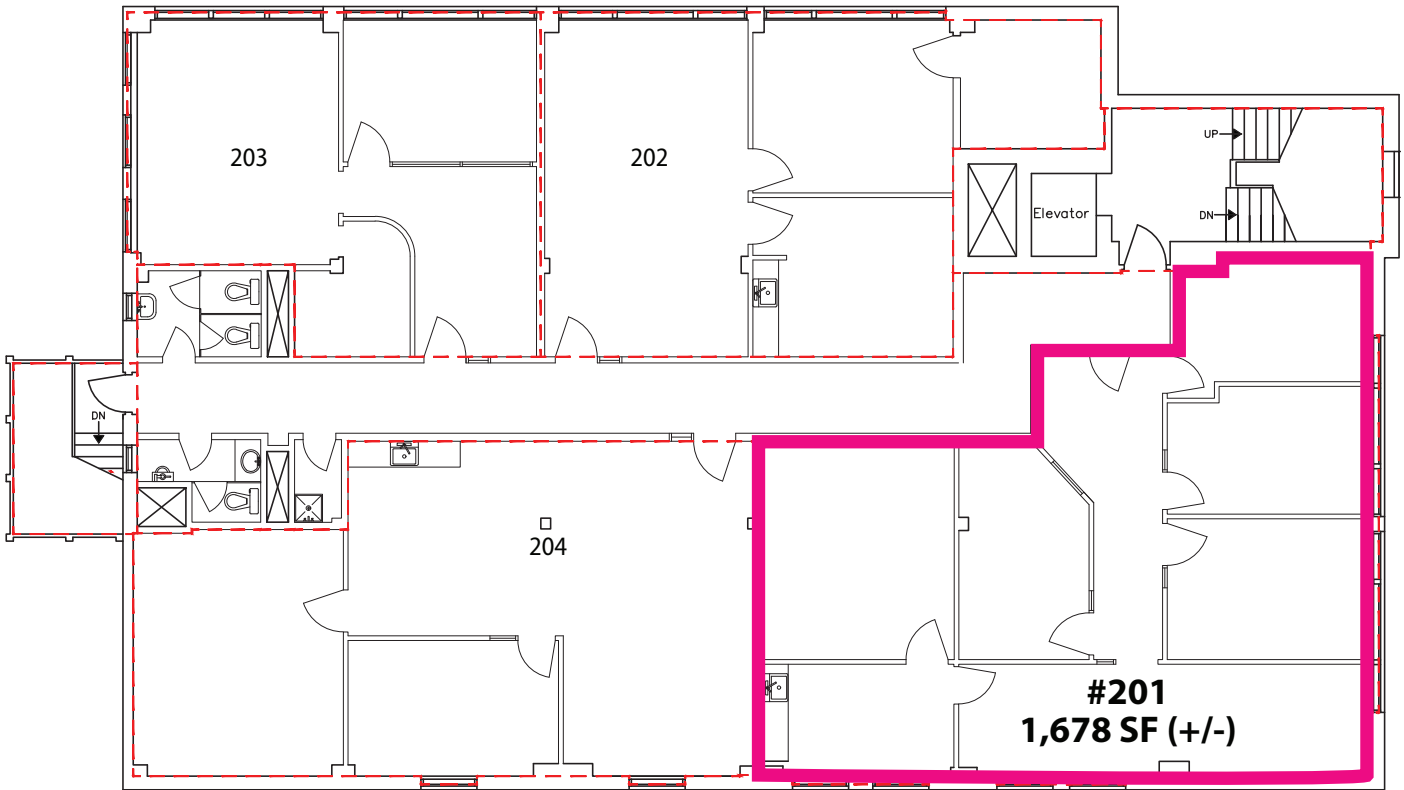
PROPERTY HIGHLIGHTS

- Turn-key second floor office suite with in-suite kitchenette + access to common area washrooms
- Ideal for professional office uses including accounting, counselling/psychology, design/architecture, publishing, etc.
- In-suite A/C
- Secure main entrance
- Located on corner of 109 Street and 86 Avenue in Garneau
- Close proximity to the University of Alberta, Whyte Ave and Downtown



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PROPERTY PHOTOS

#201 8540 109 Street, Edmonton

Neighborhood features:



SHOPPING



RESTAURANTS

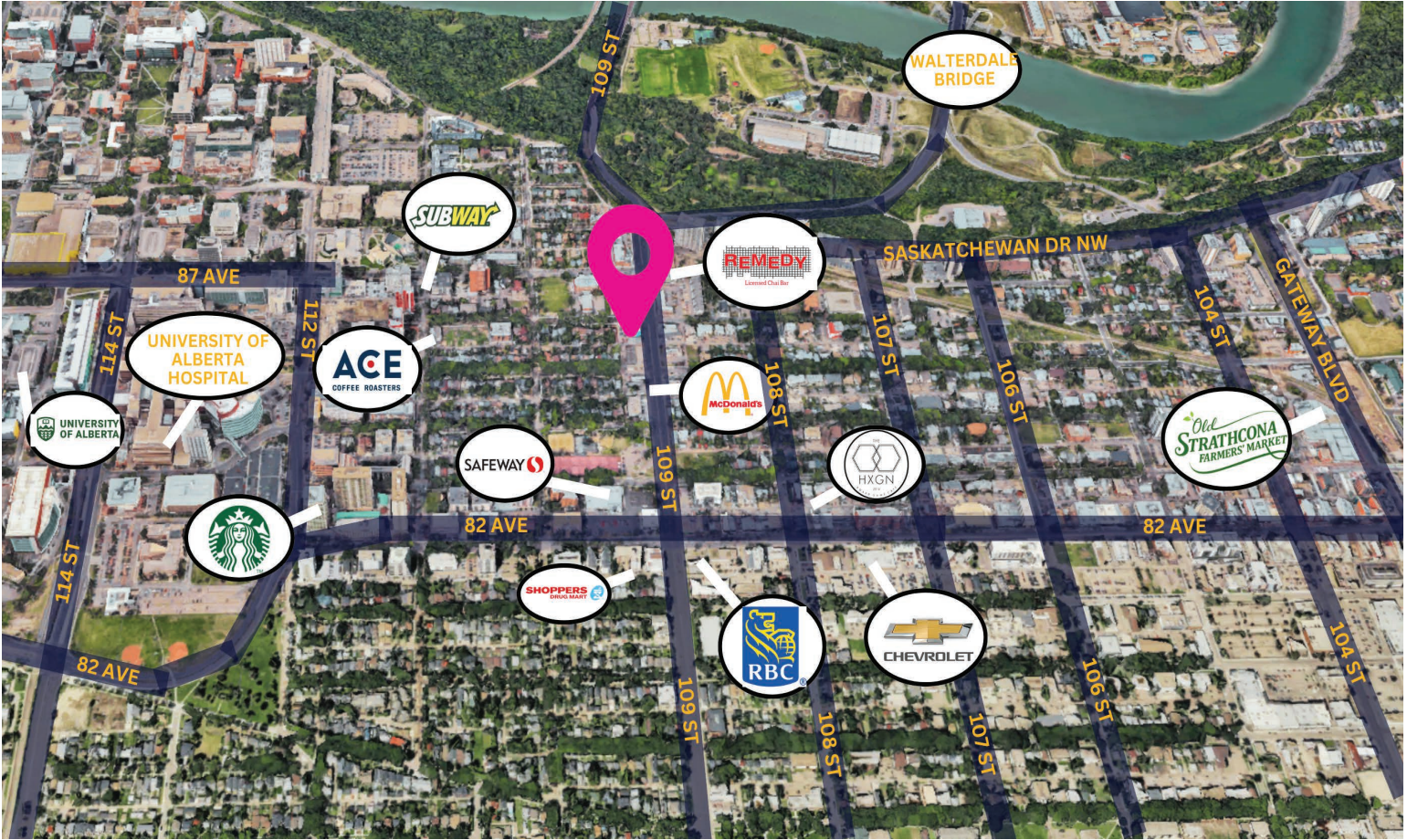


TRANSIT



UNIVERSITY





 **VEHICLES PER DAY**

Whyte Ave: 25,600
109 Street: 37,936

 **AREA POPULATION**
(Within 10 kms)

Population: 629,181
Daytime Population: 775,639
Annual Growth: 2.7 %

 **AREA INCOME**
(Within 10 kms)

Avg. Household Income: \$105,263

 **NEIGHBORHOOD HIGHLIGHTS**

- **Prime Location:** Situated on the bustling 109 Street corridor, providing excellent visibility and accessibility.
- **High-Density Residential Area:** Surrounded by apartments and residential neighborhoods, ensuring consistent foot traffic.
- **Public Transit Access:** Excellent connectivity with nearby bus stops and easy access to the LRT system.
- **Thriving Business Environment:** Located near popular retail stores, coffee shops, and professional services.



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