

FOR LEASE

OR SALE



CAPITAL CENTRE

10145/ 10175 109 Street NW, Edmonton

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.

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

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

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

📞 (780) 990 7242 ✉️ syamal.raha@gmail.com

REMAX **REMAX**
Excellence **COMMERCIAL**

PROPERTY DETAILS



PROPERTY DETAILS

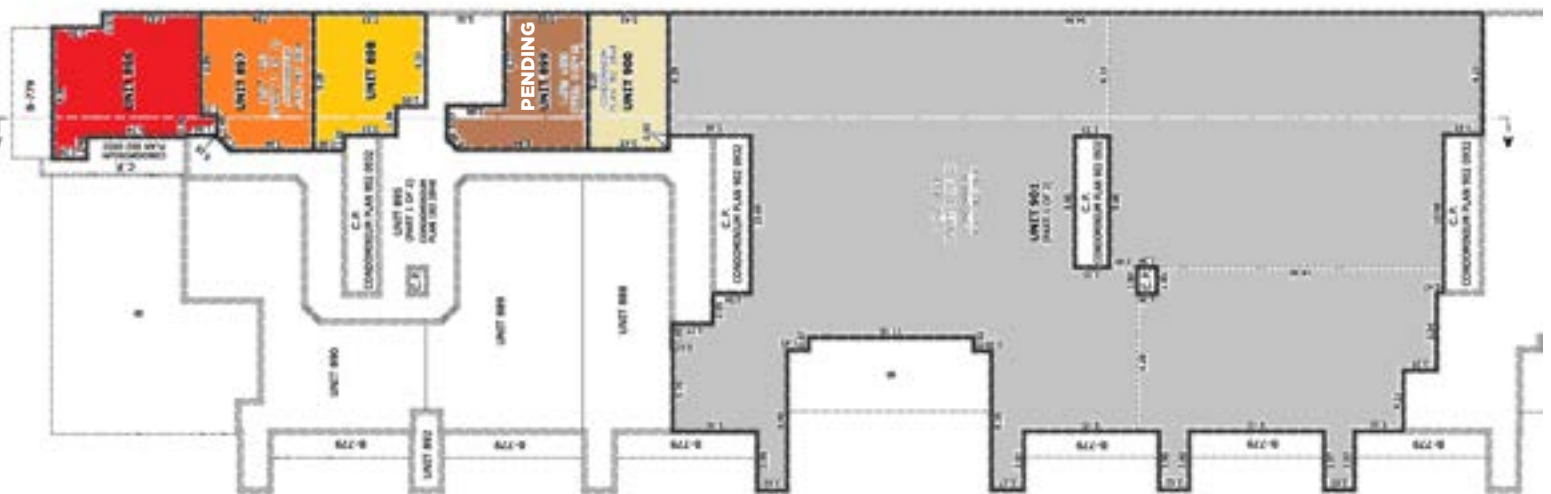
| | |
|--------------------------|--|
| Address | 10175 109 Street NW |
| Building Name | Capital Centre |
| Legal Description | P 1822848; U 893 |
| Unit Sizes | ± 540 - 14,472 SF |
| Zoning | UW- Urban Warehouse |
| Parking | Underground & flexible leasing opens through ZipStall. |
| Year Built | 1981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

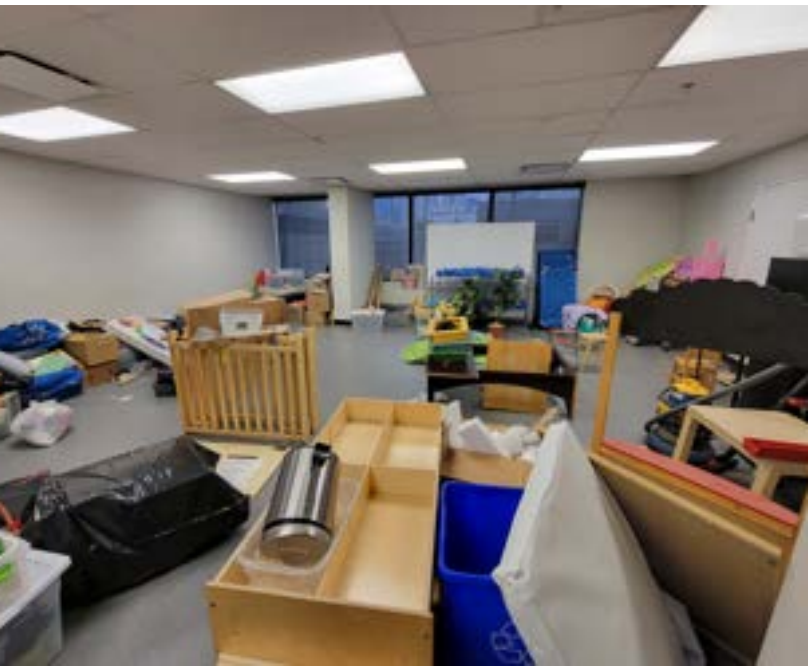
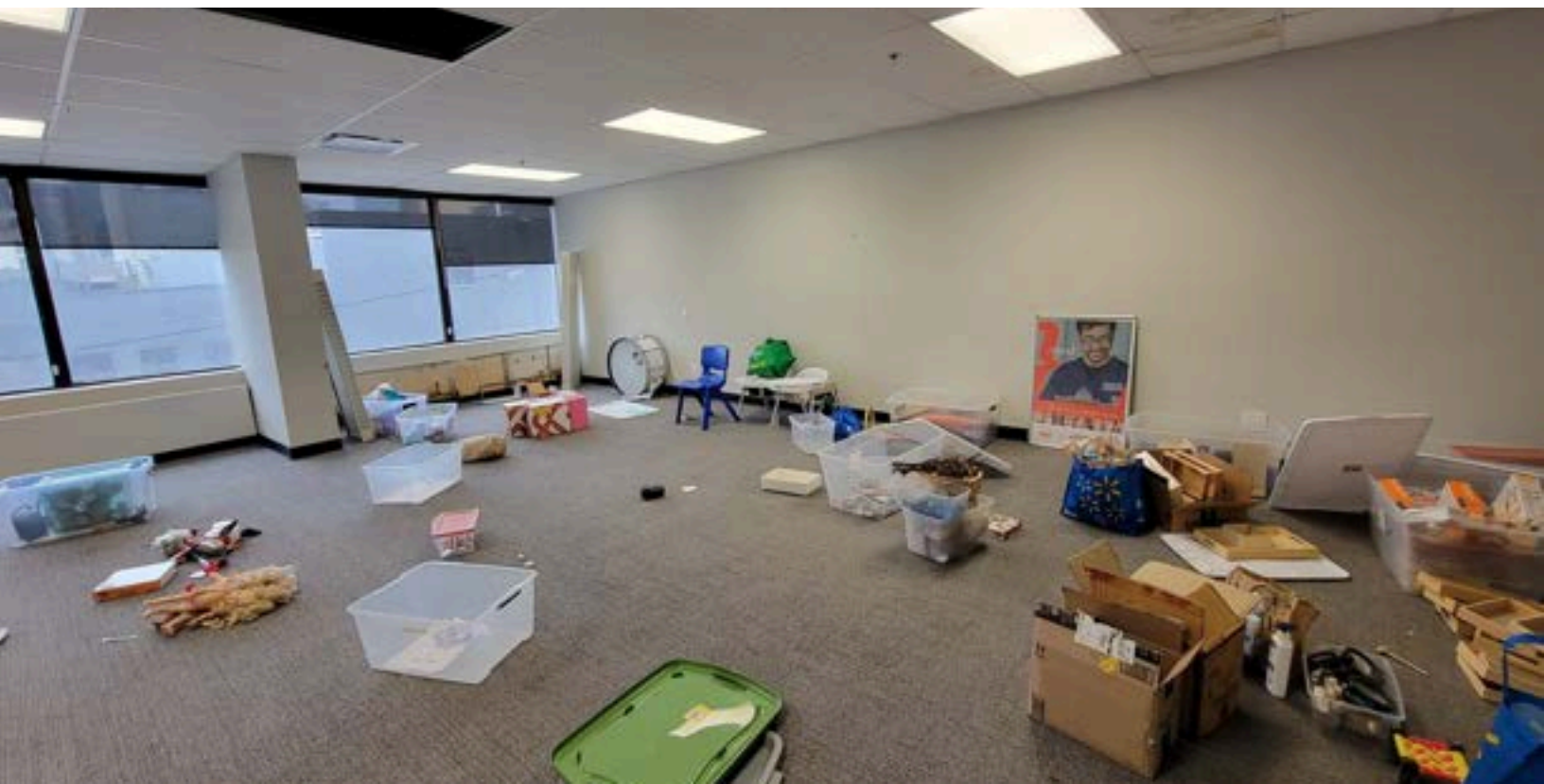
AVAILABLE SPACES

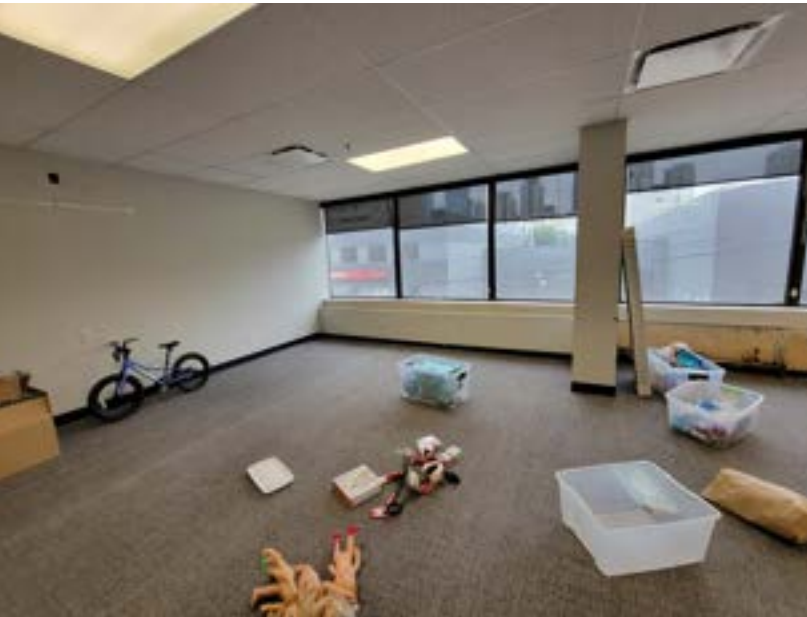
| Unit Number | Size (SF) | Sale Price | Monthly Gross Rent |
|-------------|-----------|-------------------------|--------------------|
| #220 | 917 | \$247,000 | \$2,159 |
| #221 | 731 | \$197,000 | \$1,721 |
| #222 | 654 | \$176,000 | \$1,540 |
| #223 | 682 | PENDING | |
| #224 | 540 | \$146,000 |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

DEMOGRPAHICS

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.








CONTACT:

SYAMAL RAHA

Vice President & Associate Broker | Investment Sales & Leases

 (780) 990 7242

 syamal.raha@gmail.com

