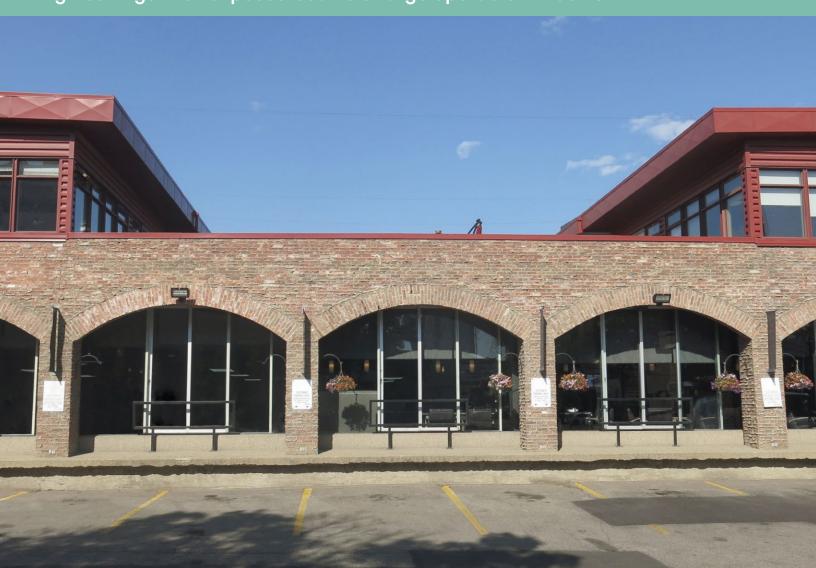


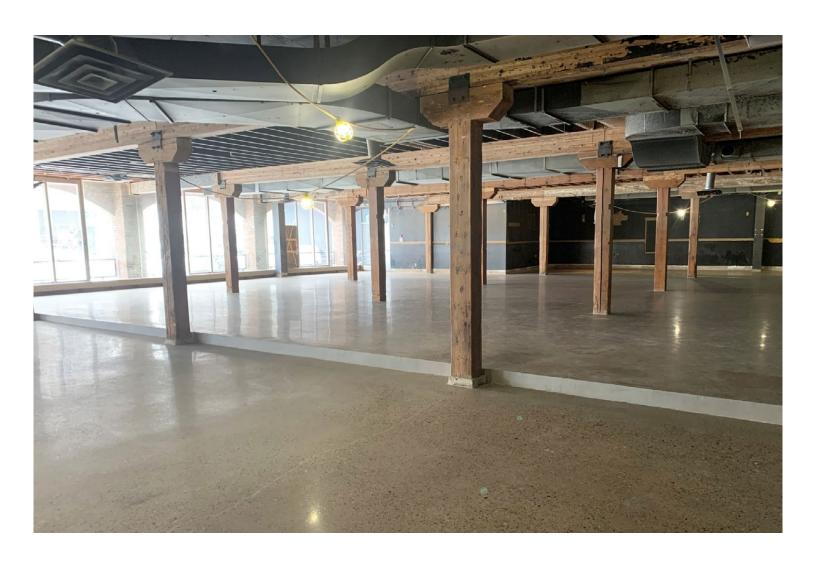
# Creamery Building

Main floor character space

10250 - 106<sup>th</sup> Street Edmonton, Alberta www.cbre.ca

High ceilings with exposed beams & large operable windows





## Creamery Building

## Main floor character space in great location.

Bright main floor character space conveniently located in downtown Edmonton. Steps away from the Ice District, restaurants, shopping, and fitness facilities with great access to surface parking, public transit, and bike lanes - everything you want is within easy reach!

The space offers direct exterior access, flexible HVAC hours, polished concrete floors, high ceilings with exposed beams, basement storage and large operable windows that provide plenty of natural light.

## **Leasing Details**

Property Address 10250 106 Street, Edmonton AB

**Floor** Main Floor

**Total Area** 10,012 SF

**Demising Options**Option A 4,637 SF Option B 5,375 SF

**Condition** Ready for improvements

**Asking Net Rent** \$14.00 PSF

Additional Rent \$11.90 PSF + janitorial

Parking Ratio 15 designated surface stalls

Parking \$75.00 per stall / month

## Highlights



**Direct Exterior Access** 



**Exterior Signage Options** 



**Great Surface Parking** 



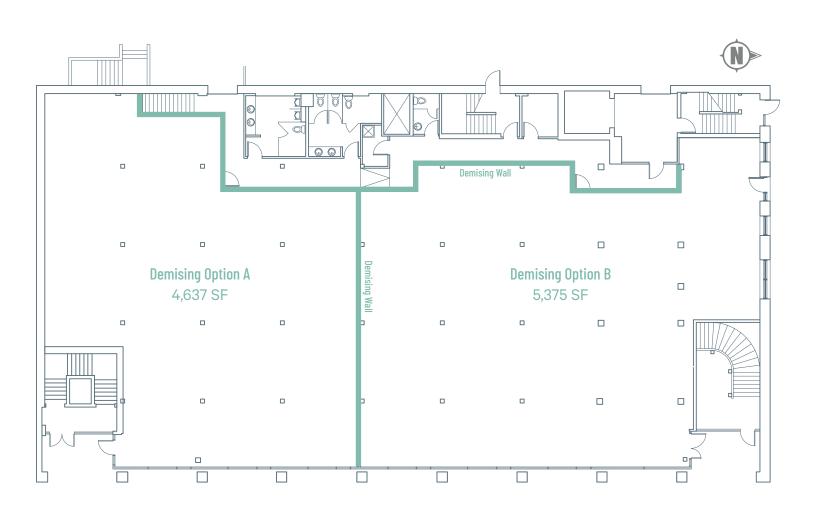
Clean & Bright Basement Storage

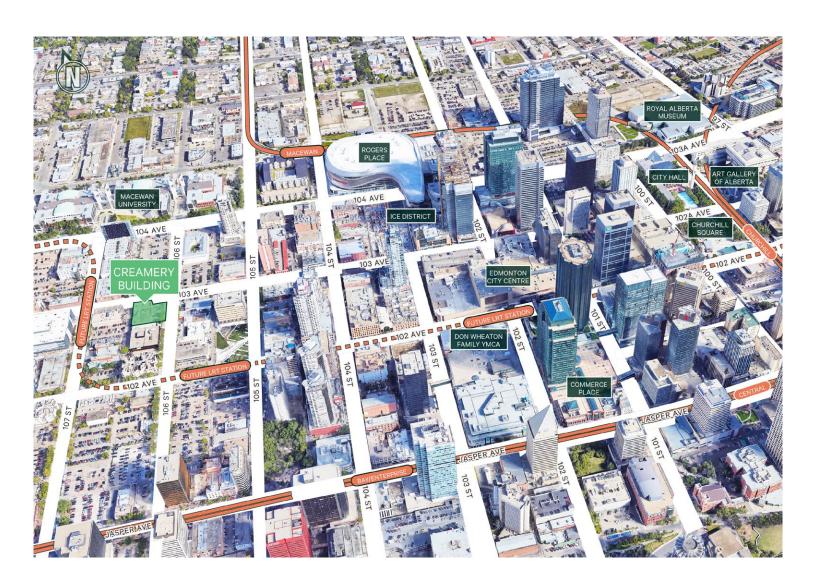


Flexible HVAC Hours



Access to Rooftop Patio





#### **Contact Us**

#### Jeff Simkin

Senior Vice President +1 780 917 4633 jeff.simkin@cbre.com

#### Ryan O'Shaughnessy

Sales Representative +1780 229 4686 ryan.oshaughnessy@cbre.com

#### Andrea Belanger

Sales Representative +1780 229 4688 andrea.belanger@cbre.com

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