



**CUSHMAN &
WAKEFIELD**
Edmonton

RENT REDUCTION

\$10.00 PER SF

FOR LEASE THE MANHATTAN BUILDING

10345 105 Street,
Edmonton, AB

3,282 SF

FULLY FIXTURED SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Contemporary, bright office/retail space located a short walk from the ICE District
- Directly south of Grant MacEwan University and major bus routes
- Ground level space with exterior building signage
- Hourly street parking in front of property
- The space has direct exposure and access to 105th street
- Quality office space at an affordable rate

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CUSHMAN & WAKEFIELD Edmonton

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PROPERTY DETAILS

Municipal Address: Suite 104: 10345 105 Street

Lease Area: Suite 104: 3,282 SF (Main Floor)

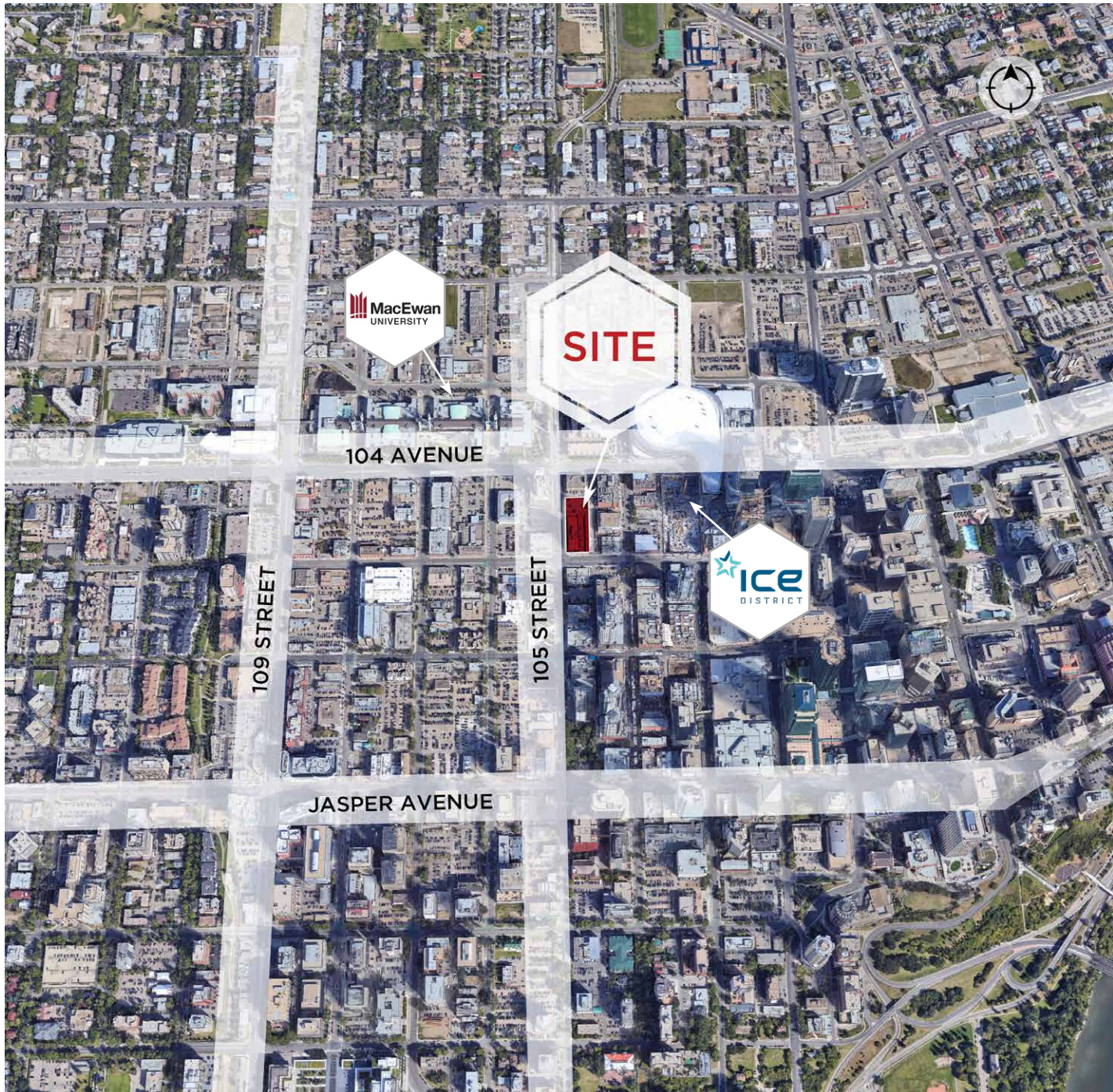
Lease Rate: \$10.00 per SF

Operating Costs: Suite 104: \$11.11 per SF

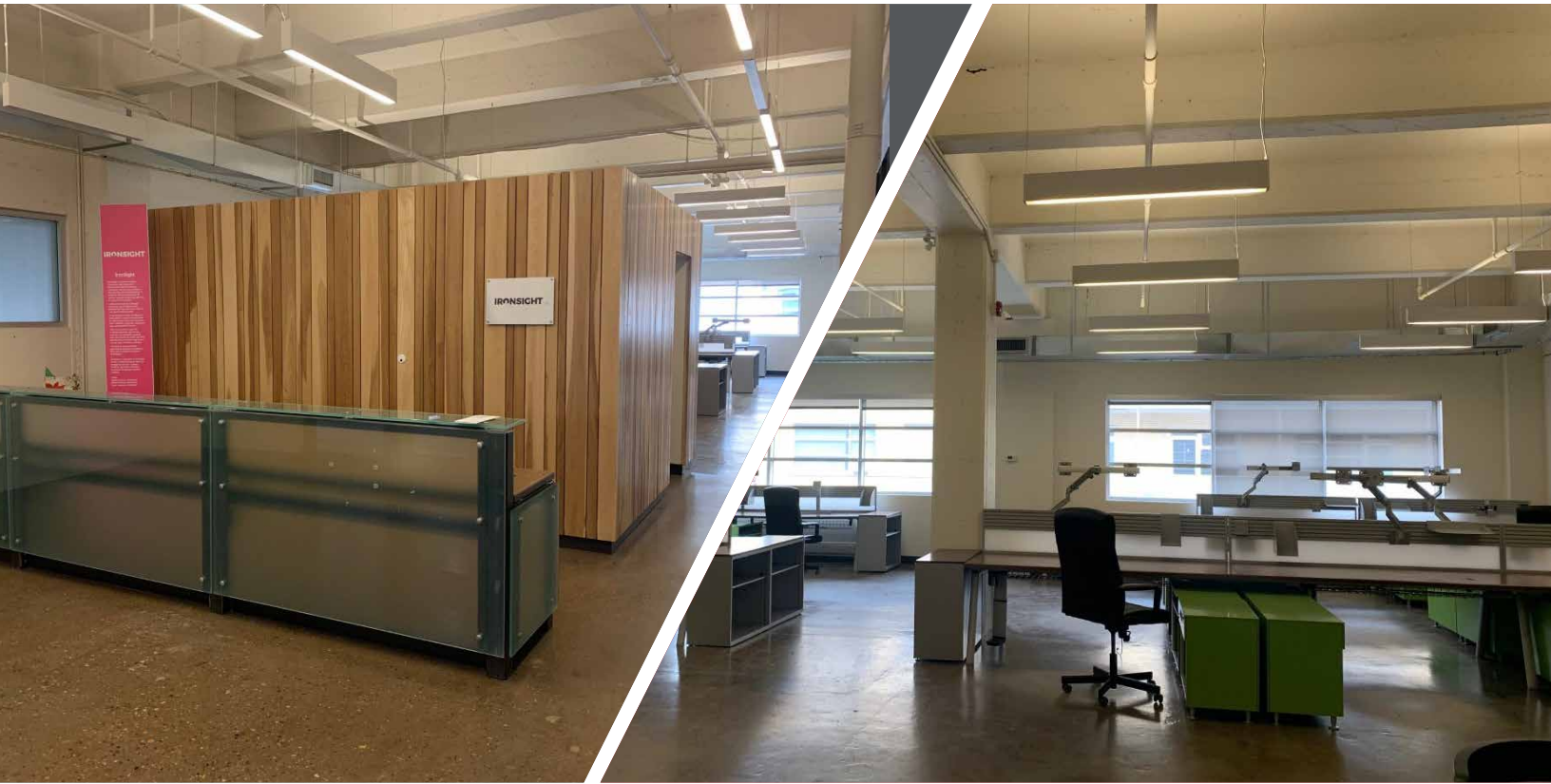
Parking: Suite 104: Four underground stalls at \$210 + GST per month

Signage: Available

AERIAL



PROPERTY PHOTOS



FLOOR PLAN





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