



**CUSHMAN &  
WAKEFIELD**  
Edmonton



# 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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# PROPERTY DETAILS

Municipal Address: Suite 104: 10345 105 Street

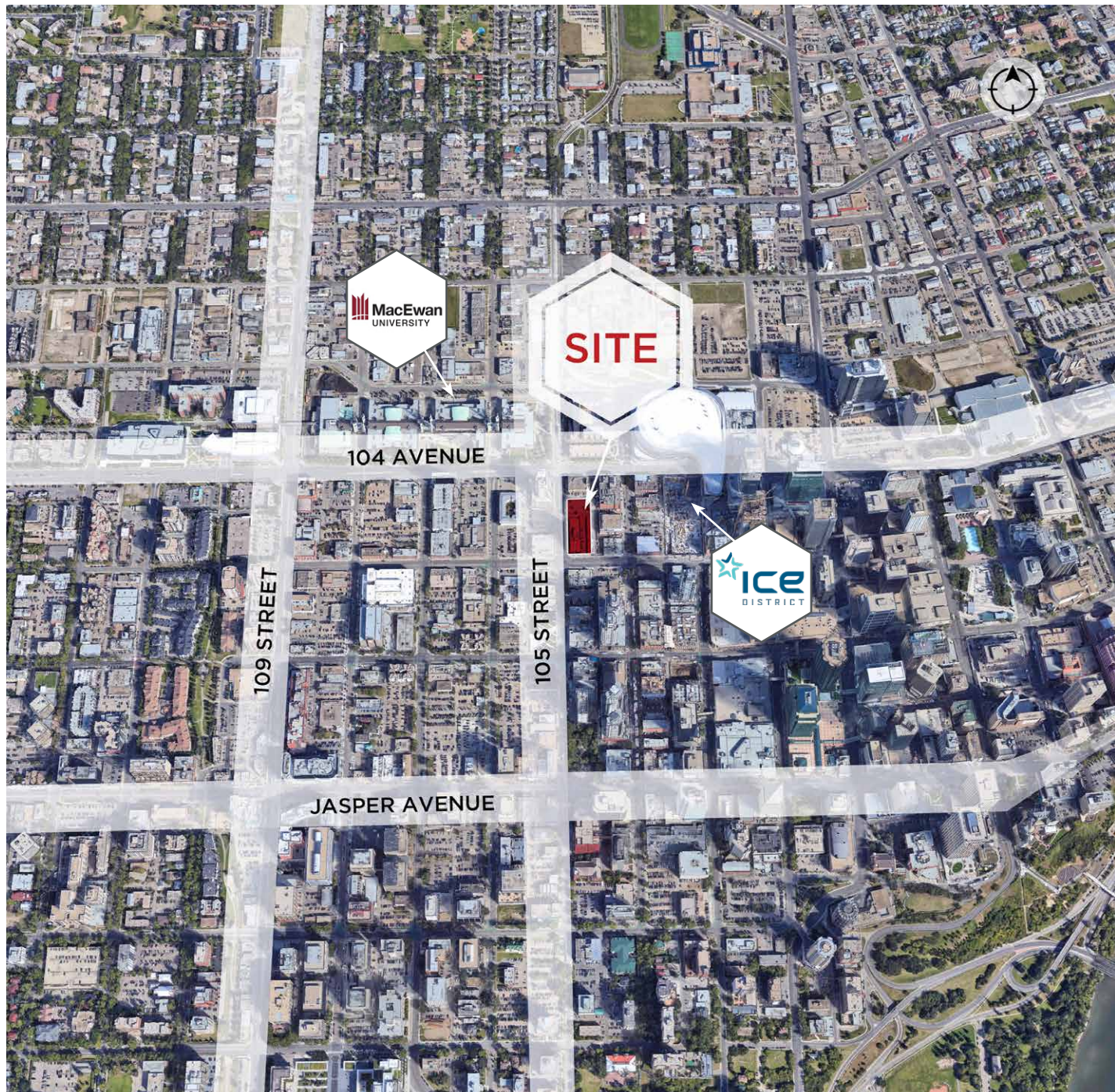
Lease Area: Suite 104: 3,282 SF (Main Floor)

Lease Rate: \$14.00 per SF

Operating Costs: Suite 104: \$11.52 per SF

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

## AERIAL





# PROPERTY PHOTOS



# FLOOR PLAN





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