

# FOR LEASE



## CAPITAL ARTS BUILDING

10550 107 STREET NW, EDMONTON AB  
16,000 SF OF WAREHOUSE W/ SMALL MEZZANINE



**RARE DOWNTOWN WAREHOUSE**

**16,000 SF WITH 22' CLEAR**

**Will Harvie**  
Associate Partner  
780 902 4278  
[will.harvie@cwedm.com](mailto:will.harvie@cwedm.com)

**Kurt Paull, SIOB**  
Partner  
780 702 4258  
[kurt.paull@cwedm.com](mailto:kurt.paull@cwedm.com)

**Max McPeak**  
Associate  
780 700 5038  
[max.mcpeak@cwedm.com](mailto:max.mcpeak@cwedm.com)

**Nick Mytopher**  
Associate  
587 597 5475  
[nick.mytopher@cwedm.com](mailto:nick.mytopher@cwedm.com)

**Cushman & Wakefield Edmonton**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[cwedm.com](http://cwedm.com)



# The OPPORTUNITY

- Rare, centrally located warehouse with 22ft clear height for access to major downtown towers, retail, and venues
- Currently, \$1M+ dollars of new infrastructure in-place for multiple commercial kitchens with freezer/cooler (construction is partially completed). If not needed, landlord would remove
- Character brick interior
- Sprinklered with LED lighting
- Dock loading





# Property DETAILS

**MUNICIPAL ADDRESS**  
10550 107 Street NW,  
Edmonton, AB

**MARKET**  
Central McDougall

**BUILT**  
1980

**AVAILABLE AREA**  
800 SF (Main Floor Office)  
1,000 SF (Second Floor Office)  
14,200 SF (Warehouse)  

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16,000 SF (TOTAL)

**POWER**  
400A

**LOADING DOORS**  
(2) Dock

**LIGHTING**  
LED Lighting

**HEATING**  
RTU and Gas Furnace

**MAKE UP AIR SYSTEM**  
Partially Completed

**CLEAR HEIGHT**  
22'

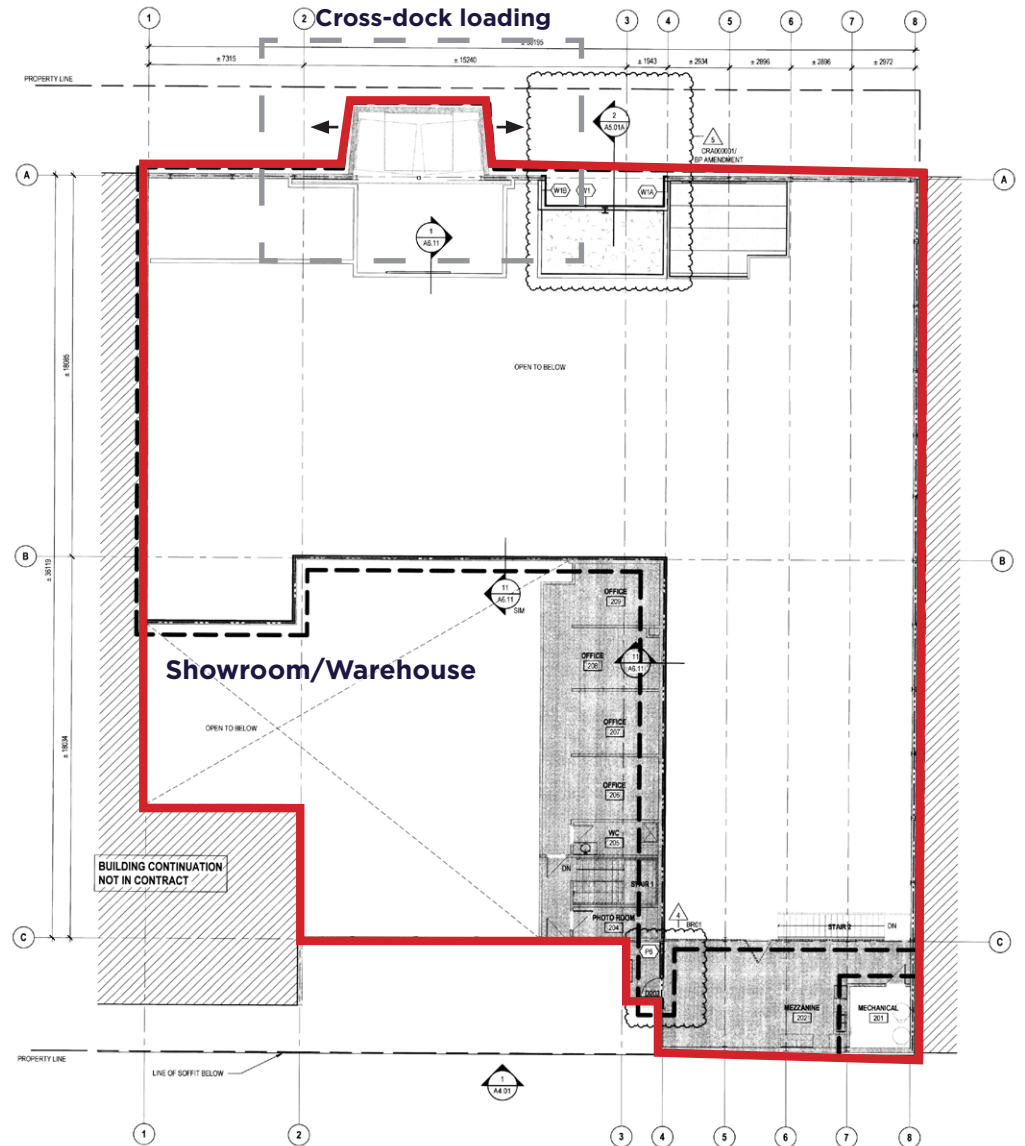
**SPRINKLERED**  
Yes

**LEASE RATE**  
Market

**OPERATING COST**  
\$5.20 per SF

**AVAILABILITY**  
Immediately

## Floor Plan







**Will Harvie**  
Associate Partner  
780.902.4278  
[will.harvie@cwedm.com](mailto:will.harvie@cwedm.com)

**Kurt Paull, SIOR**  
Partner  
780.702.4258  
[kurt.paull@cwedm.com](mailto:kurt.paull@cwedm.com)

**Max McPeak**  
Associate  
780.700.5038  
[max.mcpeak@cwedm.com](mailto:max.mcpeak@cwedm.com)

**Nick Mytopher**  
Associate  
587.597.5475  
[nick.mytopher@cwedm.com](mailto:nick.mytopher@cwedm.com)

