

# FOR LEASE

**CUSHMAN &  
WAKEFIELD**  
Edmonton



**WINDSOR BUILDING OFFICE SPACE FOR LEASE**

# WINDSOR BUILDING

**8625 109 Street, Edmonton AB**

BUILT-OUT OFFICE SPACE READY FOR OCCUPANCY

**Nick Mytopher**

Associate  
587 597 5475  
nick.mytopher@cwedm.com

**Will Harvie**

Associate Partner  
780 902 4278  
will.harvie@cwedm.com

**Kurt Paull, SIOR®**

Partner  
780 932 0578  
kurt.paull@cwedm.com

**Max McPeak**

Associate  
780 700 5038  
max.mcpeak@cwedm.com

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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. January 2026

# PROPERTY HIGHLIGHTS

- Functional office space with built-out boardroom and kitchen
- Corner unit with plenty of natural light
- Potential to consolidate additional contiguous space
- Ample on-site parking
- Abundant nearby amenities



**AMPLE TENANT / VISITOR PARKING**

# PROPERTY DETAILS

**Municipal Address:** 8625 109 Street,  
Edmonton, AB

**Zoning:** MU - Mixed Use

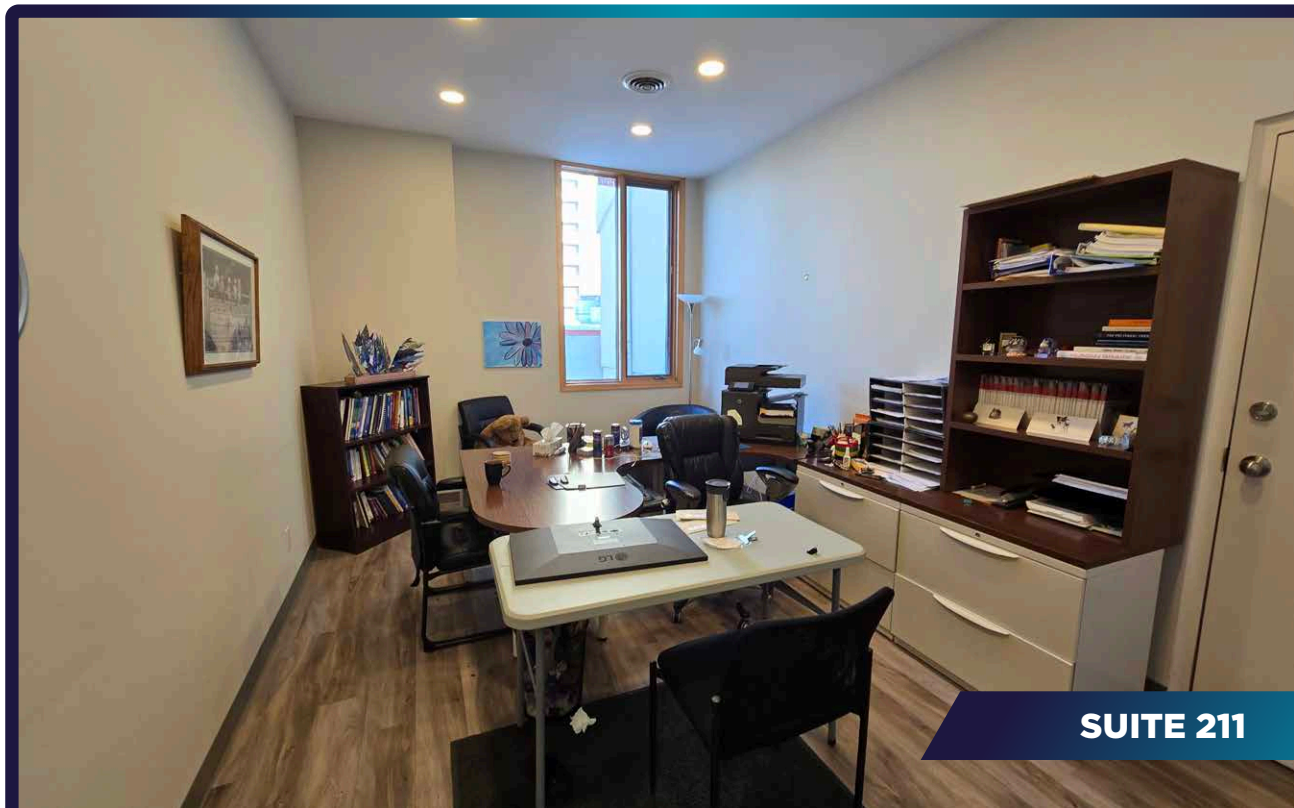
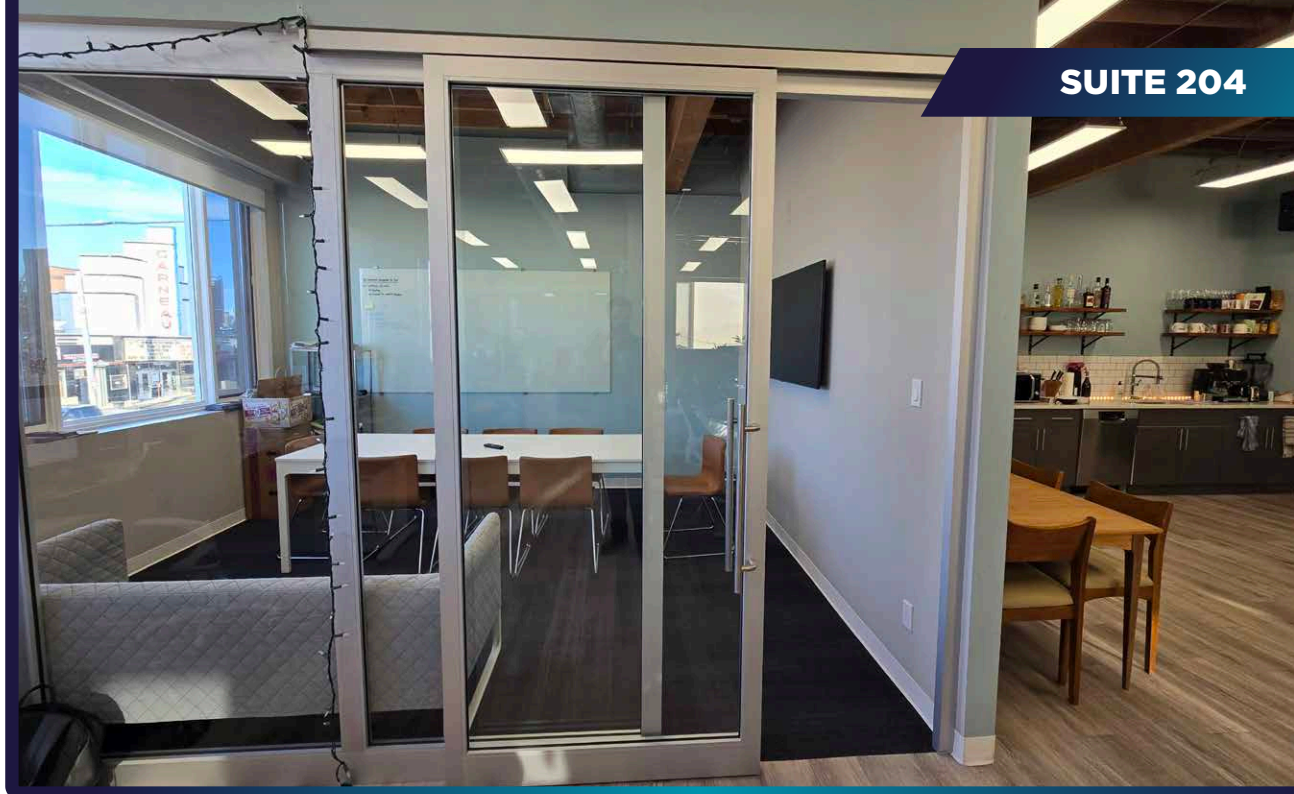
**Availability:** 204: 1,611 SF  
206: 1,000 SF  
204/206: 2,611 SF  
211: 793 SF

**Lease Rate:** \$16.00 per SF

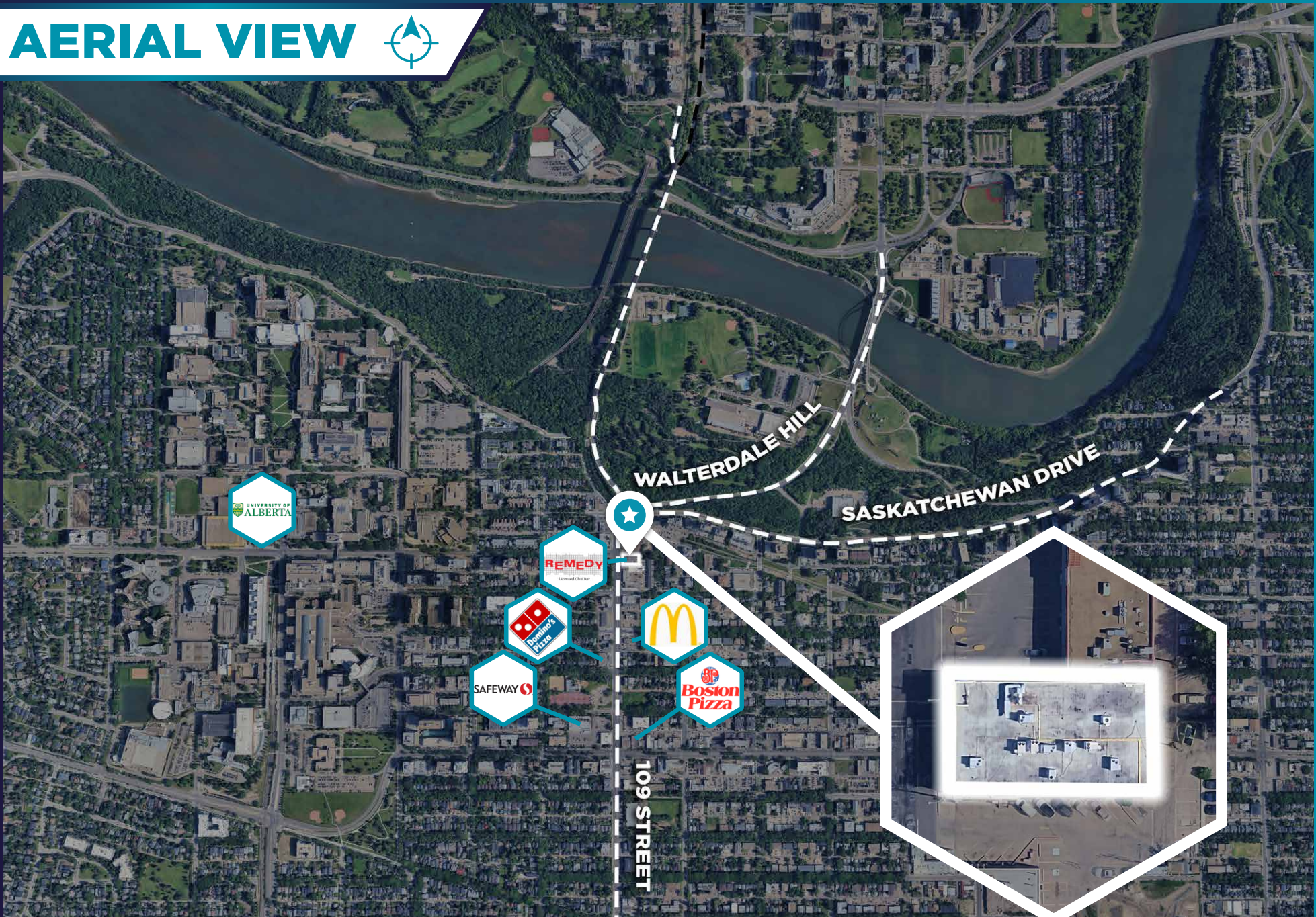
**Operating Costs:** \$15.07 PSF (2026 est.)

**Parking:** Ample on-site surface

**Floor #:** 2



# AERIAL VIEW



 **CUSHMAN & WAKEFIELD**  
Edmonton

**Nick Mytopher**  
Associate  
587 597 5475  
nick.mytopher@cwedm.com

**Will Harvie**  
Associate Partner  
780 902 4278  
will.harvie@cwedm.com

**Kurt Paull, SIOR®**  
Partner  
780 932 0578  
kurt.paull@cwedm.com

**Max McPeak**  
Associate  
780 700 5038  
max.mcpeak@cwedm.com