

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

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PROPERTY HIGHLIGHTS

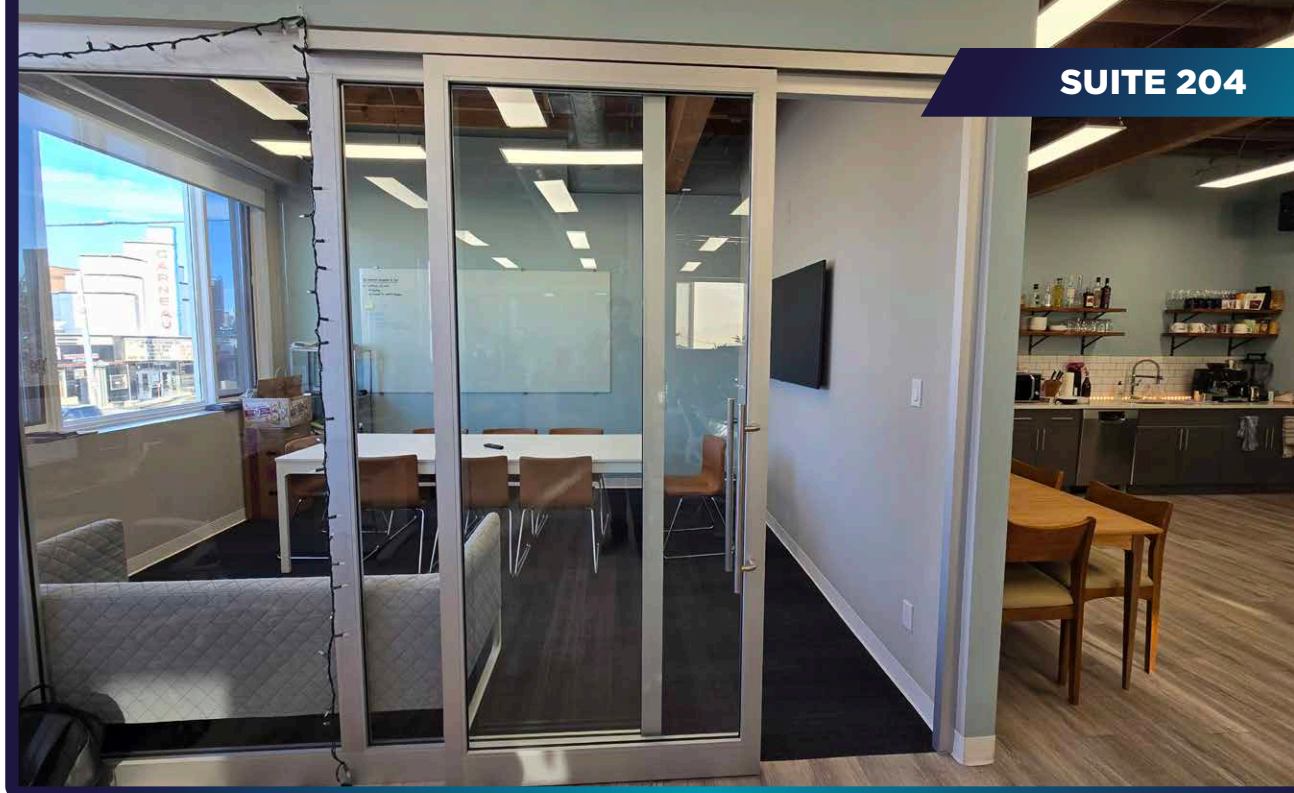
- Functional office space with built-out boardroom and kitchen
- Corner unit with plenty of natural light
- Potential to consolidate additional contiguous space
- Ample on-site parking
- Abundant nearby amenities



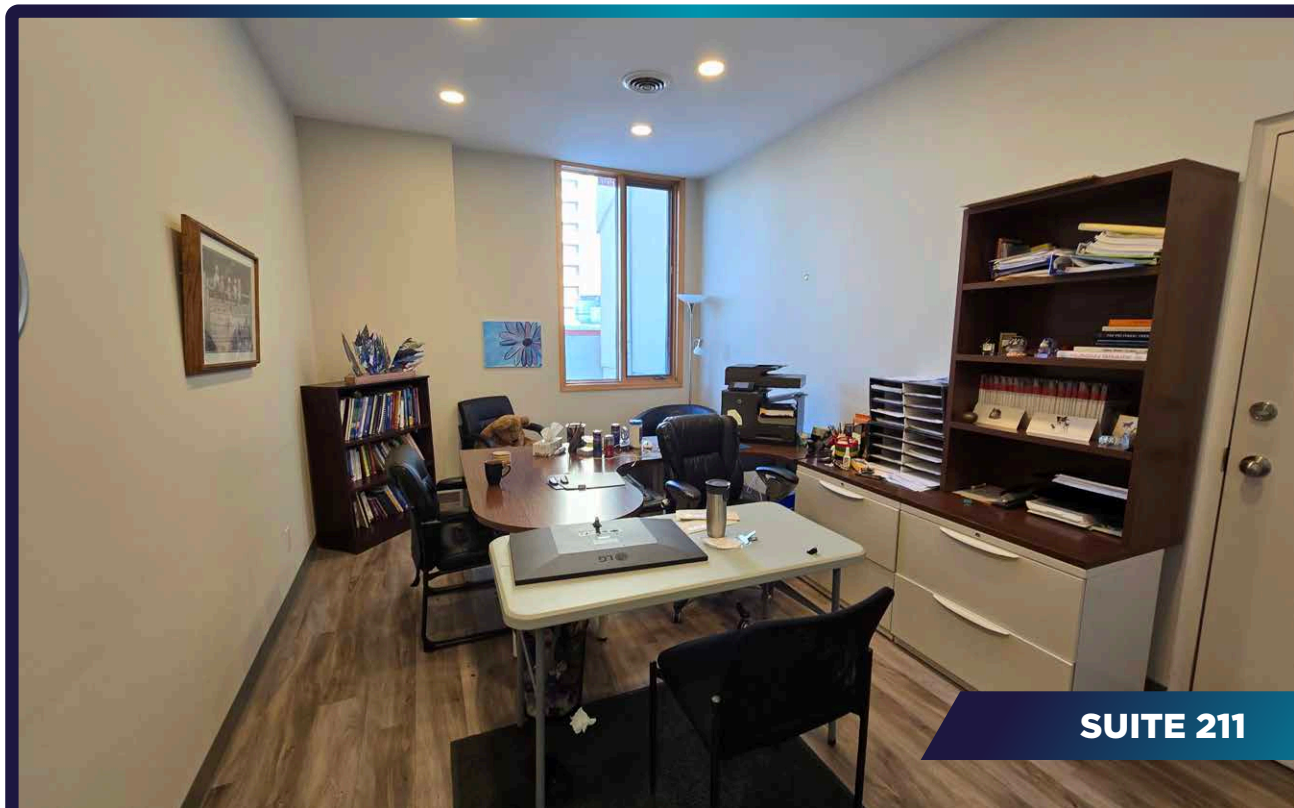
AMPLE TENANT / VISITOR PARKING

PROPERTY DETAILS

Municipal Address:	8625 109 Street, Edmonton, AB
Zoning:	MU - Mixed Use
Availability:	204: 1,611 SF, 211: 793 SF
Lease Rate:	\$16.00 per SF
Operating Costs:	\$15.07 PSF (2026 est.)
Parking:	Ample on-site surface
Floor #:	2

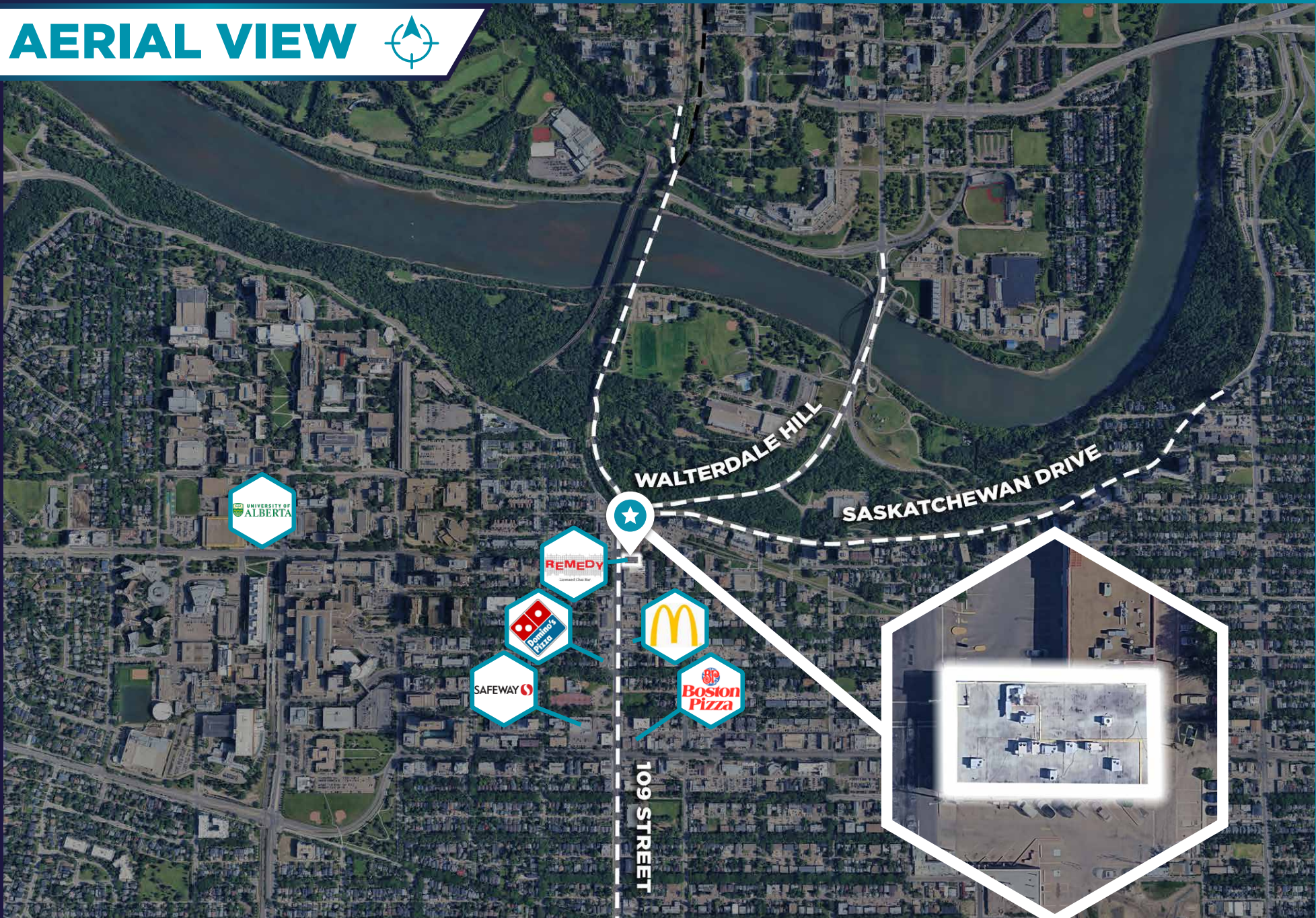


SUITE 204



SUITE 211

AERIAL VIEW



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