

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

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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

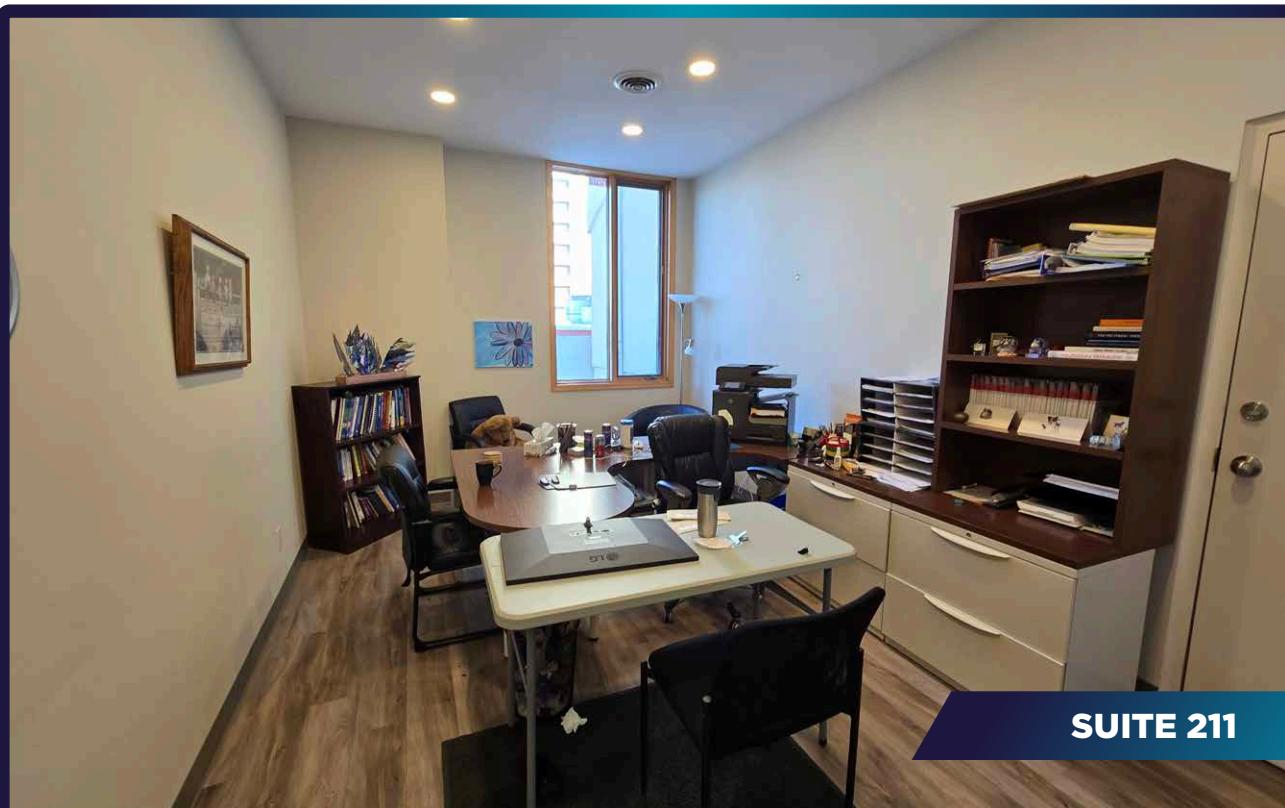
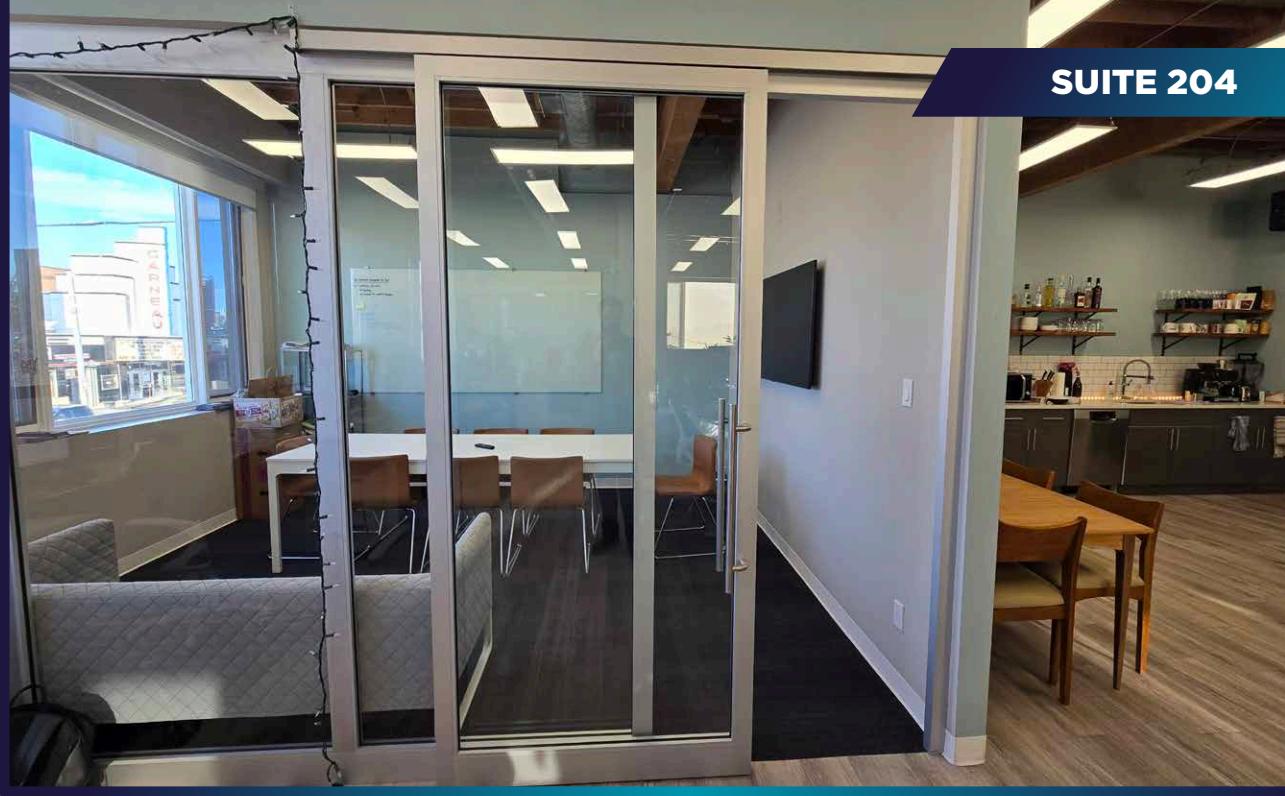
Availability: 204: 1,611 SF, 211: 793 SF

Lease Rate: \$16.00 per SF

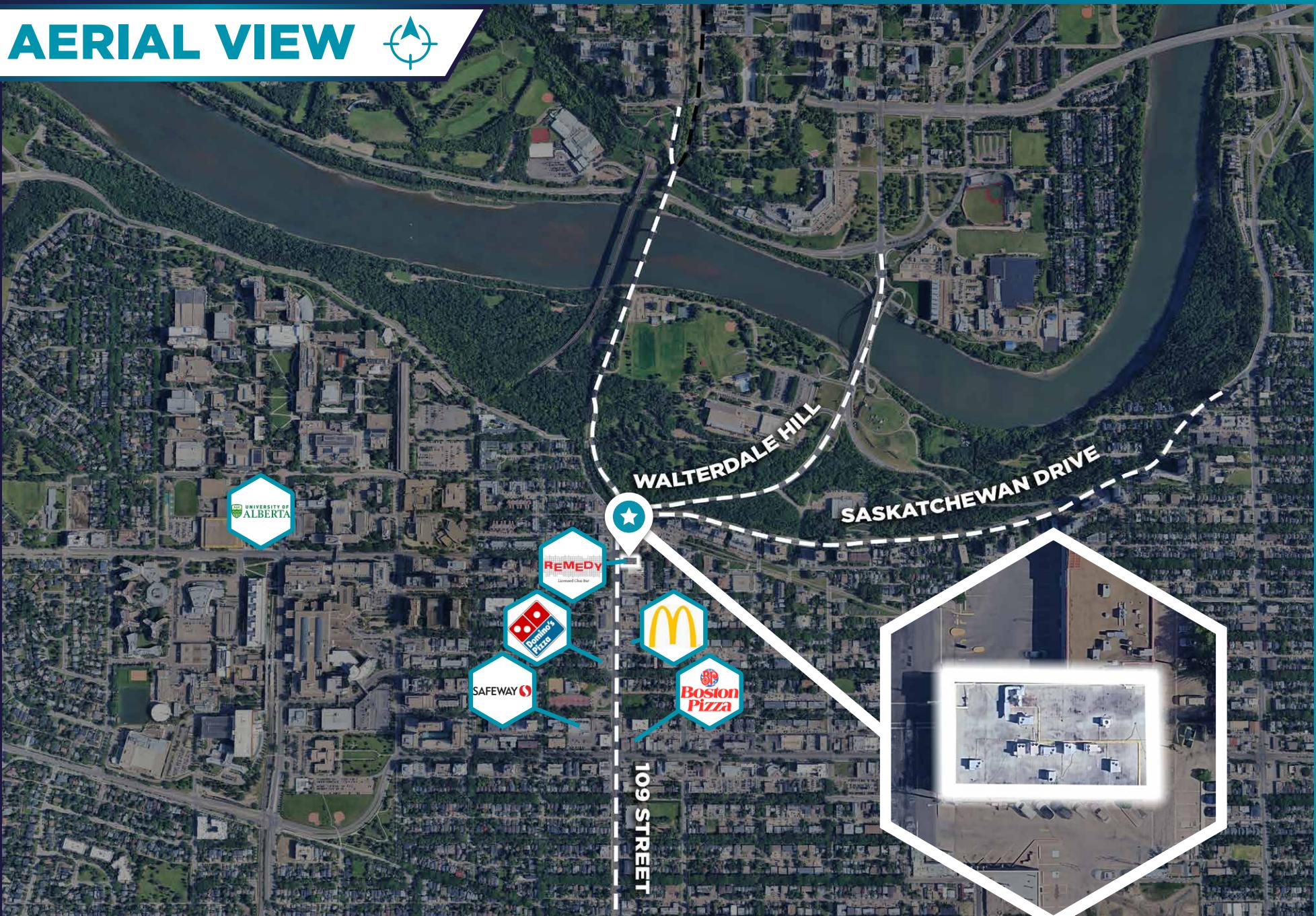
Operating Costs: \$15.07 PSF (2026 est.)

Parking: Ample on-site surface

Floor #: 2



AERIAL VIEW



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