



#204 8540 109 Street, Edmonton

Turn-Key Office - Noble Building

## PROPERTY DETAILS

Address:	#204, 8540 109 Street, Edmonton
Zoning:	CB1 (Low-Intensity Business)
Suite Size:	1,245 SF (+/-)
Lease Rate:	\$13.00 / SF
Op Cost:	\$7.46 / SF (includes utilities)
Parking:	1 Reserved Stall (\$125/month per stall)
Available:	Immediately
Elevator:	Yes

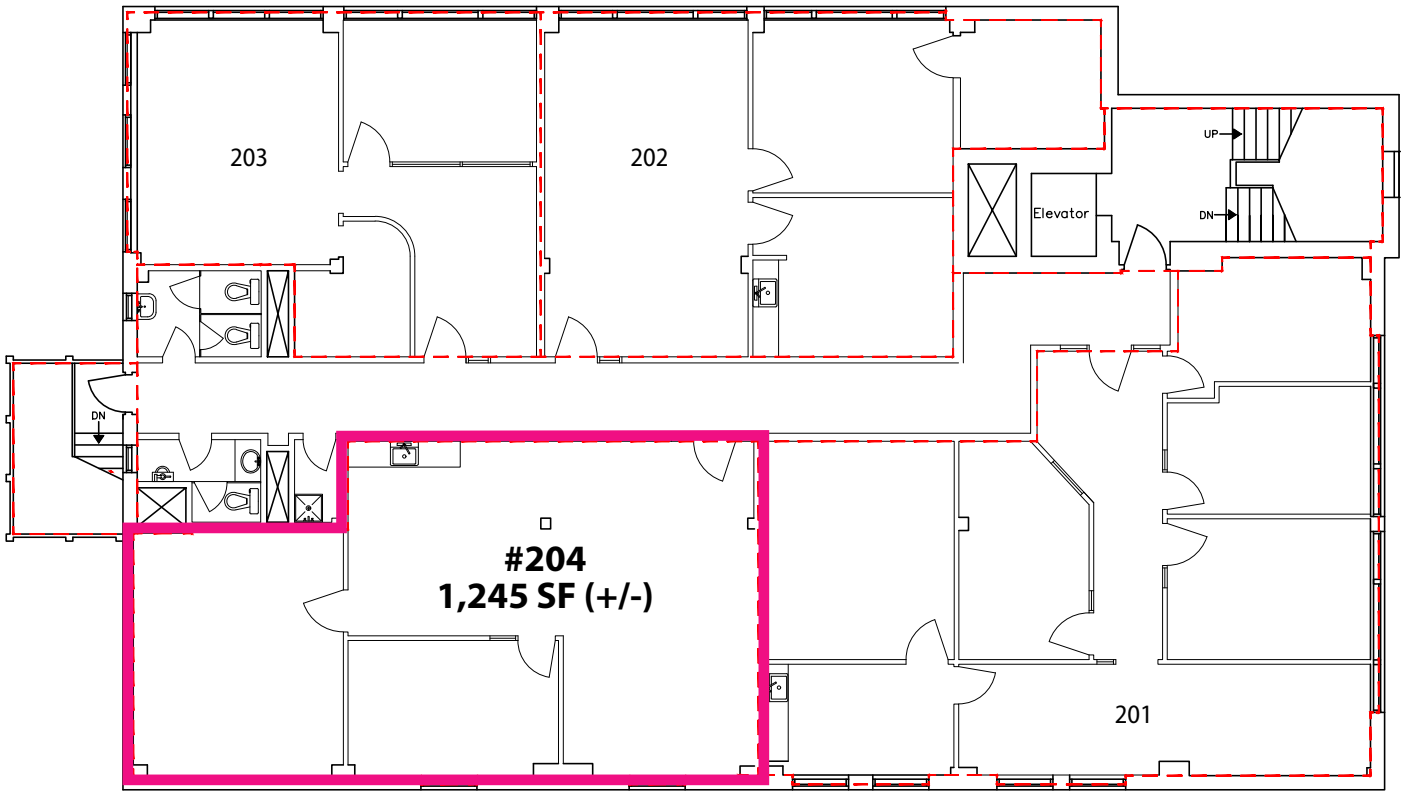
## PROPERTY HIGHLIGHTS

- Turn-key second floor office suite with in-suite kitchenette + access to common area washrooms
- Ideal for professional office uses including accounting, counselling/psychology, design/architecture, publishing, etc.
- Secure main entrance
- Located on corner of 109 Street and 86 Avenue in Garneau
- Close proximity to the University of Alberta, Whyte Ave and Downtown



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**Disclaimer:** This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



# PROPERTY PHOTOS

#204 8540 109 Street, Edmonton

Neighborhood features:



SHOPPING



RESTAURANTS

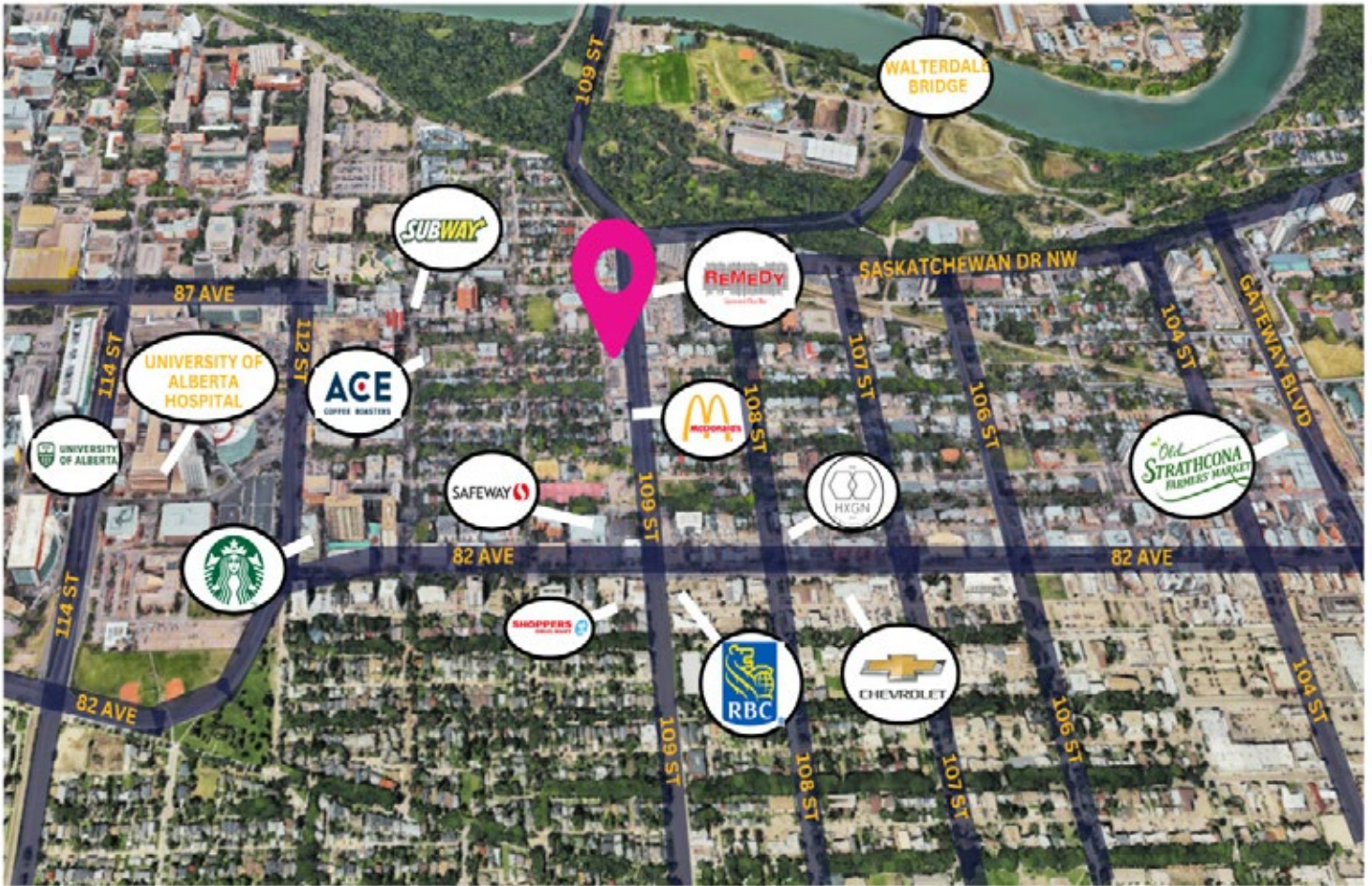


TRANSIT



UNIVERSITY





**VEHICLES PER DAY**

Whyte Ave: 25,600  
109 Street: 37,936



**AREA POPULATION**  
(Within 10 kms)

Population: 629,181  
Daytime Population: 775,639  
Annual Growth: 2.7 %



**AREA INCOME**  
(Within 10 kms)

Avg. Household Income: \$105,263



**NEIGHBORHOOD HIGHLIGHTS**

- **Prime Location:** Situated on the bustling 109 Street corridor, providing excellent visibility and accessibility.
- **High-Density Residential Area:** Surrounded by apartments and residential neighbourhoods, ensuring consistent foot traffic.
- **Public Transit Access:** Excellent connectivity with nearby bus stops and easy access to the LRT system.
- **Thriving Business Environment:** Located near popular retail stores, coffee shops, and professional services.

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