AICRE COMMERCIAL

FOR SUBLEASE



#201 8540 109 Street, Edmonton

Turn-Key Office - Noble Building

PROPERTY DETAILS

Address:	#201, 8540 109 Street, Edmonton
Zoning:	Mixed Use (MU)
Suite Size:	1,678 SF (+/-)
Gross Sublease Rate:	$19.00/SF (Includes Additional Rent & Utilities)
Parking:	1 Reserved Stall ($125/month per stall)
Sublease Expiry:	July 31, 2027 *Longer term available*
Possession:	Negotiable
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.
- In-suite A/C
- 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

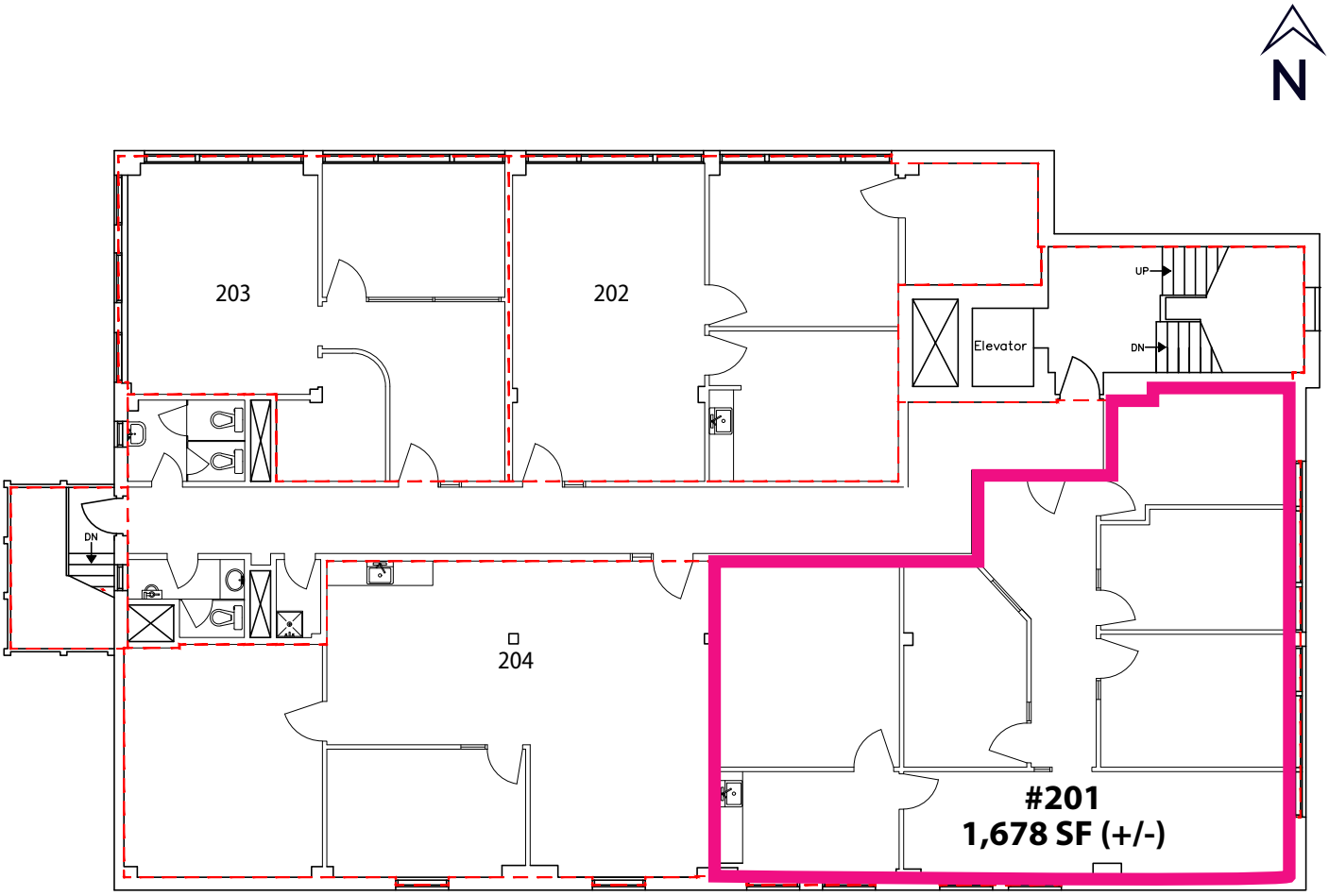
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FLOOR PLAN

#201 8540 109 Street, Edmonton

Neighborhood features: SHOPPING RESTAURANTS TRANSIT UNIVERSITY



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.









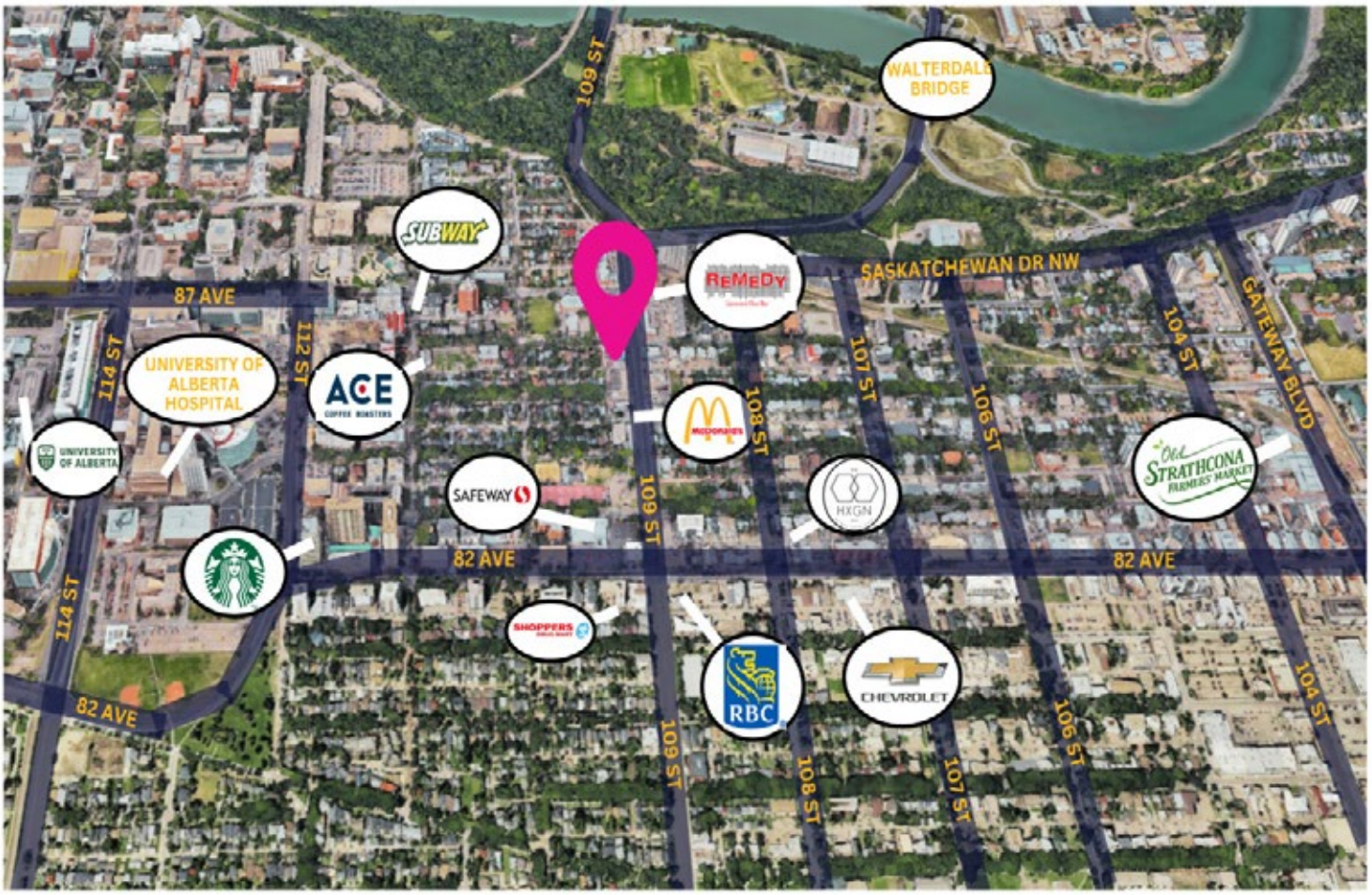




PROPERTY LOCATION

#201 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 neighborhoods, 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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