

# The Garage

Main floor office space in the heart of downtown

10242 106 Street  
Edmonton, Alberta



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# Modern Open Area Office Space

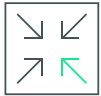
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As a former gallery space, this property offers direct exterior access, polished concrete floors, and high ceilings with large open areas. Floor length windows at the front provide lots of natural light and opens up onto an exterior patio space.

Within the heart of downtown Edmonton, the Garage is within walking distance of the Ice District, restaurants, fitness centres, and shopping. Nearby surface lots, public transit hubs, including the future Valley-Line LRT, and public bike lines allows for great access to the city.



## Listing Details



**SIZE**  
5,568 sq.ft.



**NET RENT**  
\$14.00 per sq. ft.



**ADDITIONAL RENT (2023)**  
\$6.47 per sq. ft.  
+utilities



**PARKING**  
6 surface stalls (4 rear, 2 visitor)



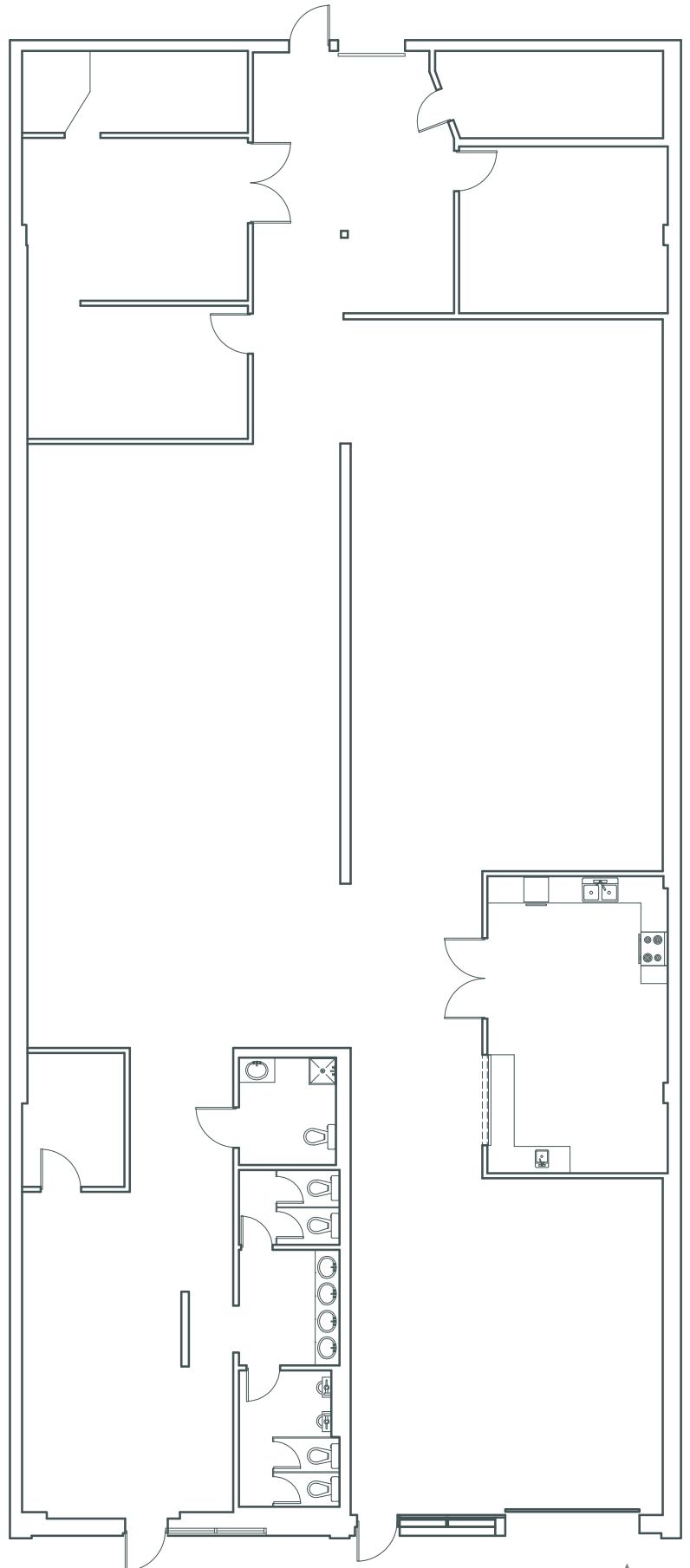
**PARKING COST**  
\$75.00 per rear stall



**AVAILABLE**  
March 1, 2023



**ZONING**  
Urban Warehouse Zone (UW)



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# For Lease



## Contact Us

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