

# FOR LEASE

900 - 2,359 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**FULL FEES TO OUTSIDE BROKERS**

**10764 101 Street , Edmonton, AB**

## FREECLOUD BUILDING

### Property Highlights

- Well appointed second floor office space
- High profile signage opportunity onto 101 Street heading into downtown
- 2 minutes drive from downtown
- European style windows open over the street
- Private entrance
- Ideal for law offices, professional services, etc.



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



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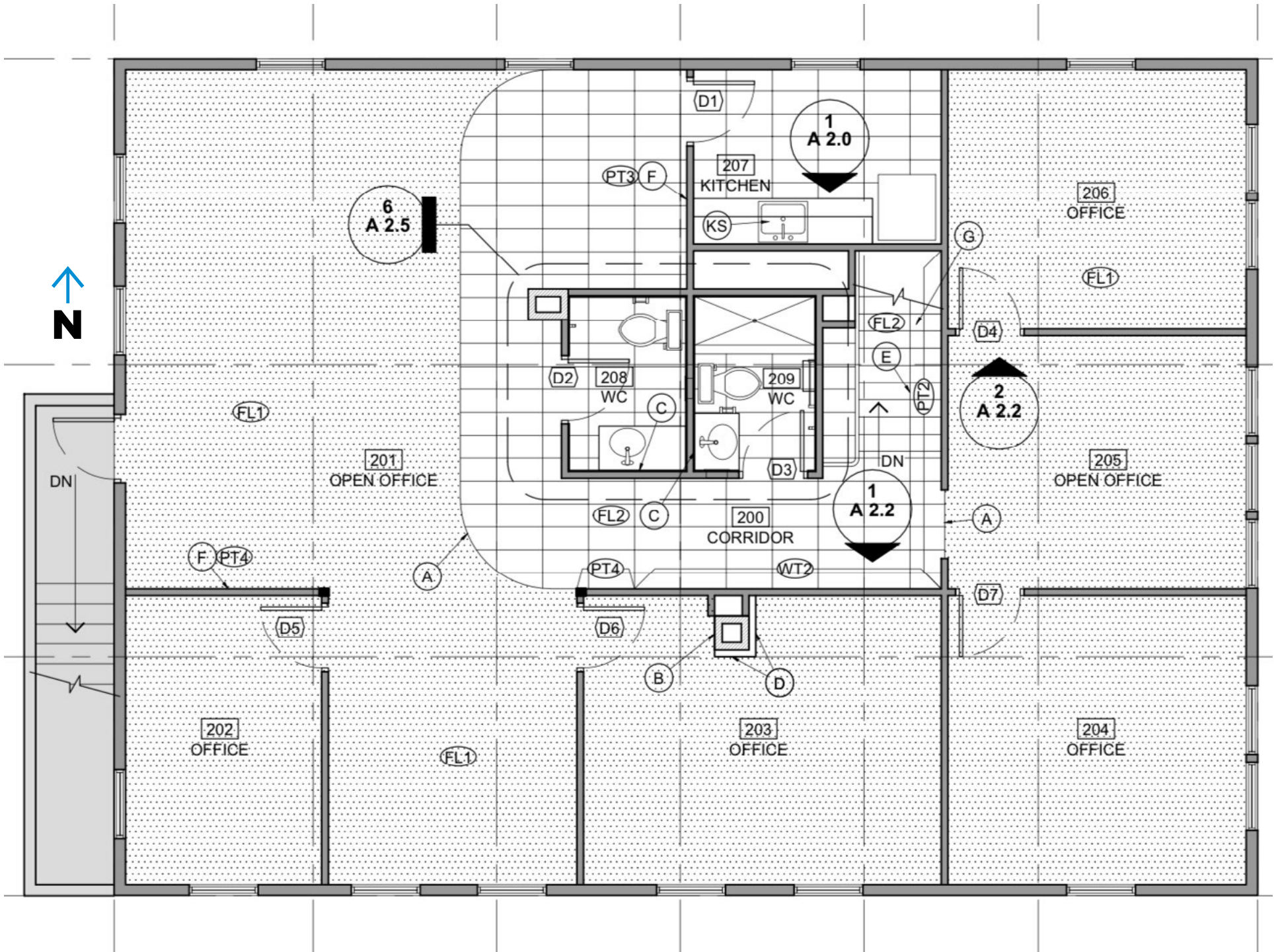


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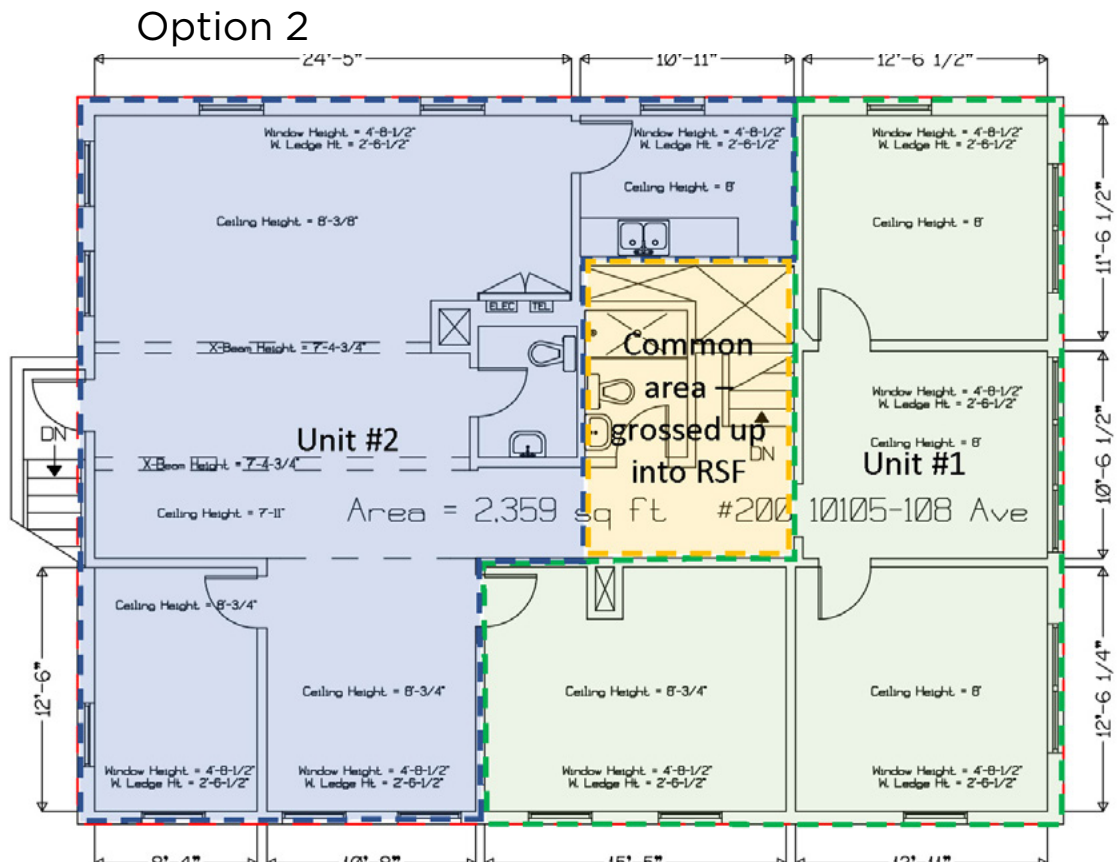
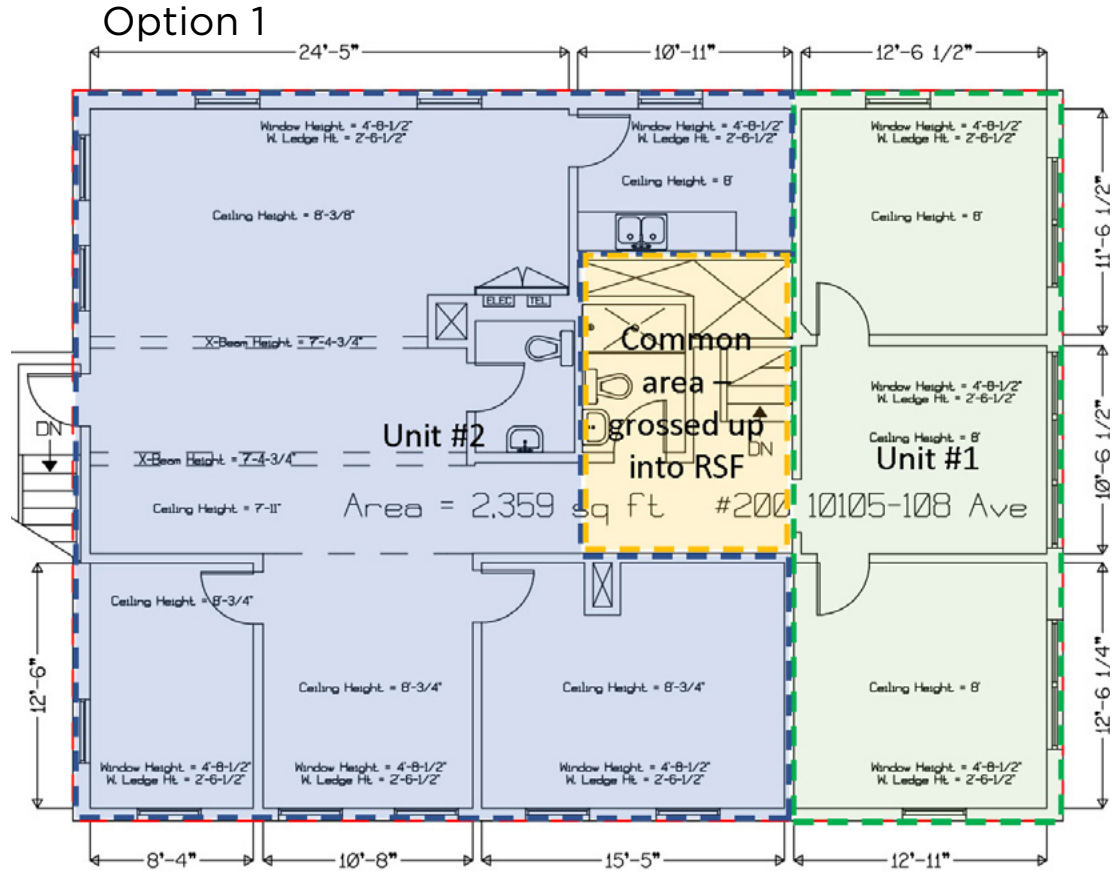


# FOR LEASE

Free Cloud Building

**\*SECOND FLOOR  
CAN BE DEMISED**

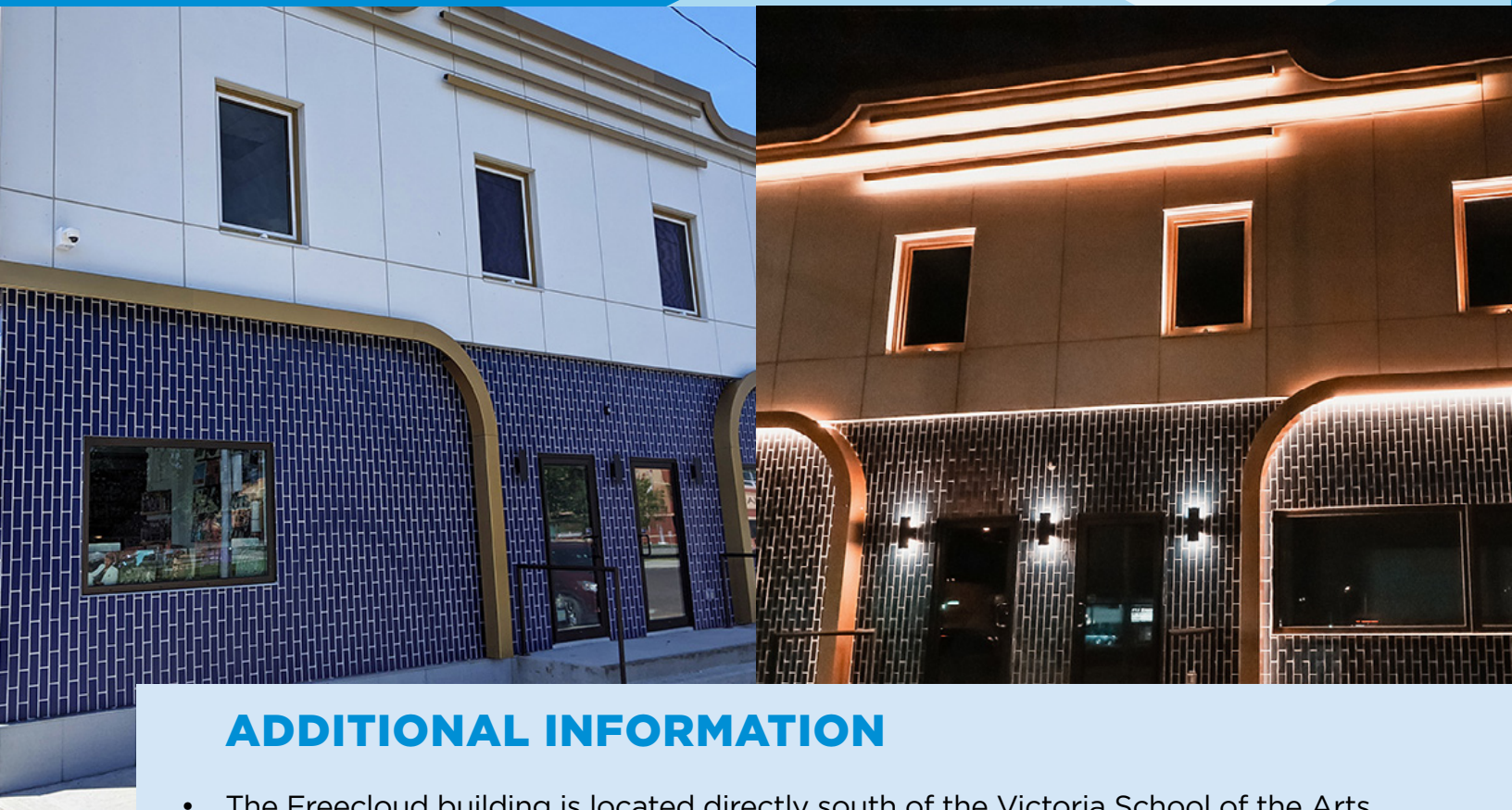
900 Sq. Ft. up to  
2,359 Sq. Ft. (+/-)



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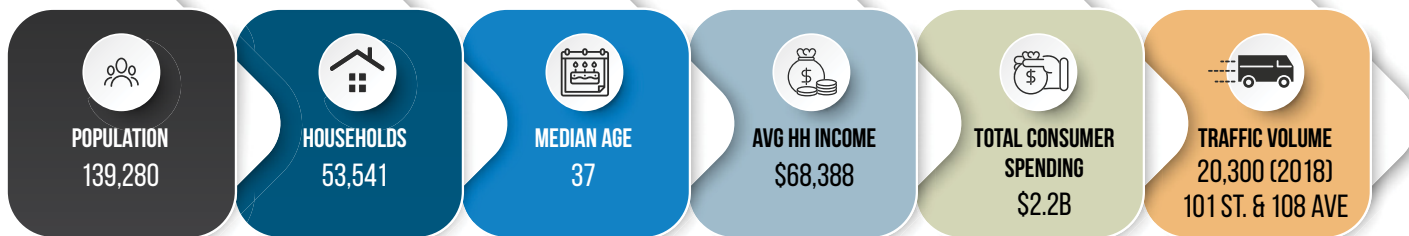
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## ADDITIONAL INFORMATION

- The Freecloud building is located directly south of the Victoria School of the Arts. This is one of the first buildings in the area and remains one of the oldest standing buildings in the neighborhood. This building was completely renovated, brought down to shell condition in 2021, and rebuilt to a modern standard. All building systems have been upgraded, HVAC zones added to the second floor for additional environmental control, and high-speed internet brought into the building. The space is ideal for professional offices such as lawyers and accountants and would also be suitable for users in the health fields and healing sciences.
- 384 Sq. Ft. main floor retail store facing Victoria School of the Arts

## Demographics within 2KM



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## Property Information

**Municipal Address:** 10764 101 Street, Edmonton, AB

**Size:** 900 - 2,359 Sq. Ft. (+/-) \*Can be demised  
384 Sq. Ft. Main floor retail

**Zoning:** CB2

**Parking:** 3 parking stalls included (additional  
parking available at \$100/month per stall)

**Possession:** Immediate/negotiable

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**Rent:** \$16.50/SF

**OP Costs:** \$5.50/SF

## Contact

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\*\*Rates for main floor space: Please contact associate

