

# FOR LEASE

1,173 - 5,112 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10217 - 106 Street, Edmonton, AB

## KNOL BUILDING OFFICE SPACE

### Property Highlights

- Turnkey office spaces available immediately
- Elevator access throughout the building
- Floor-to-ceiling windows and modern finishes in a place
- Underground parking available
- Multiple sizes available from 1,173 - 5,112 SF of contiguous office
- Ideal office tenants include lawyers, accountants, professionals, chiropractors, real estate
- Ideal retail tenants include general service retail, café, restaurant, doctors' offices/pharmacy, and specialty food users. (Cannabis, liquor, and convenience stores are not suitable for the site)



780.488.0888



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



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



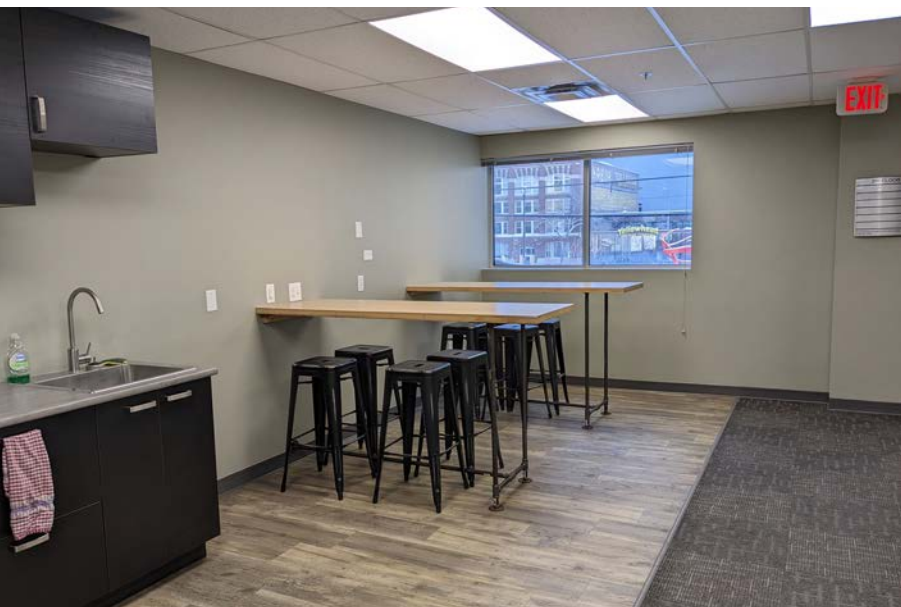
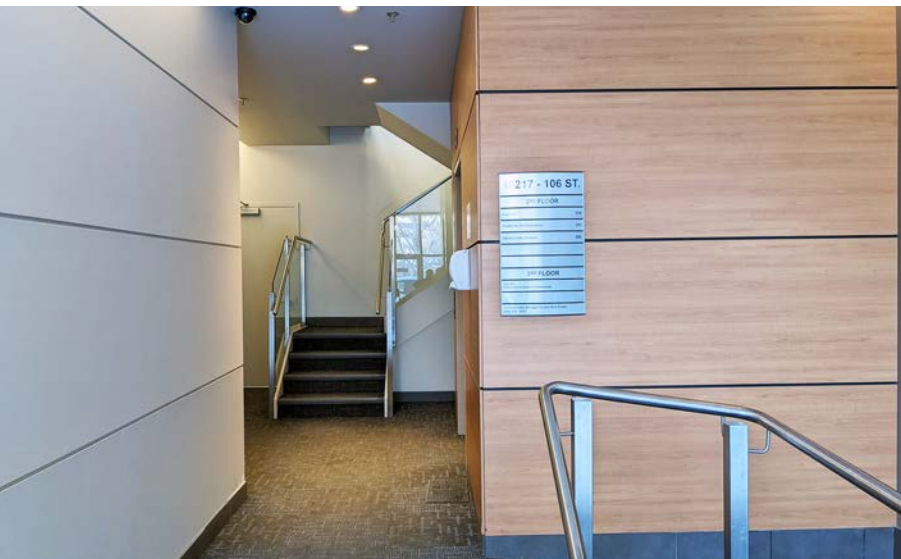
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# FOR LEASE

Knol Building Office Space

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## Common Area





# FOR LEASE

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**LIZOTTE**  
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**200** | 2,154 Sq. Ft. **LEASED**



**205** | 1,173 Sq. Ft.



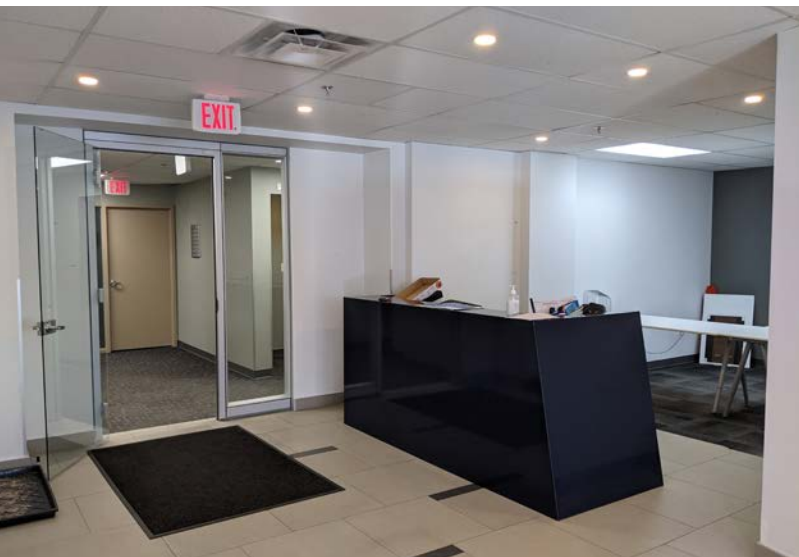


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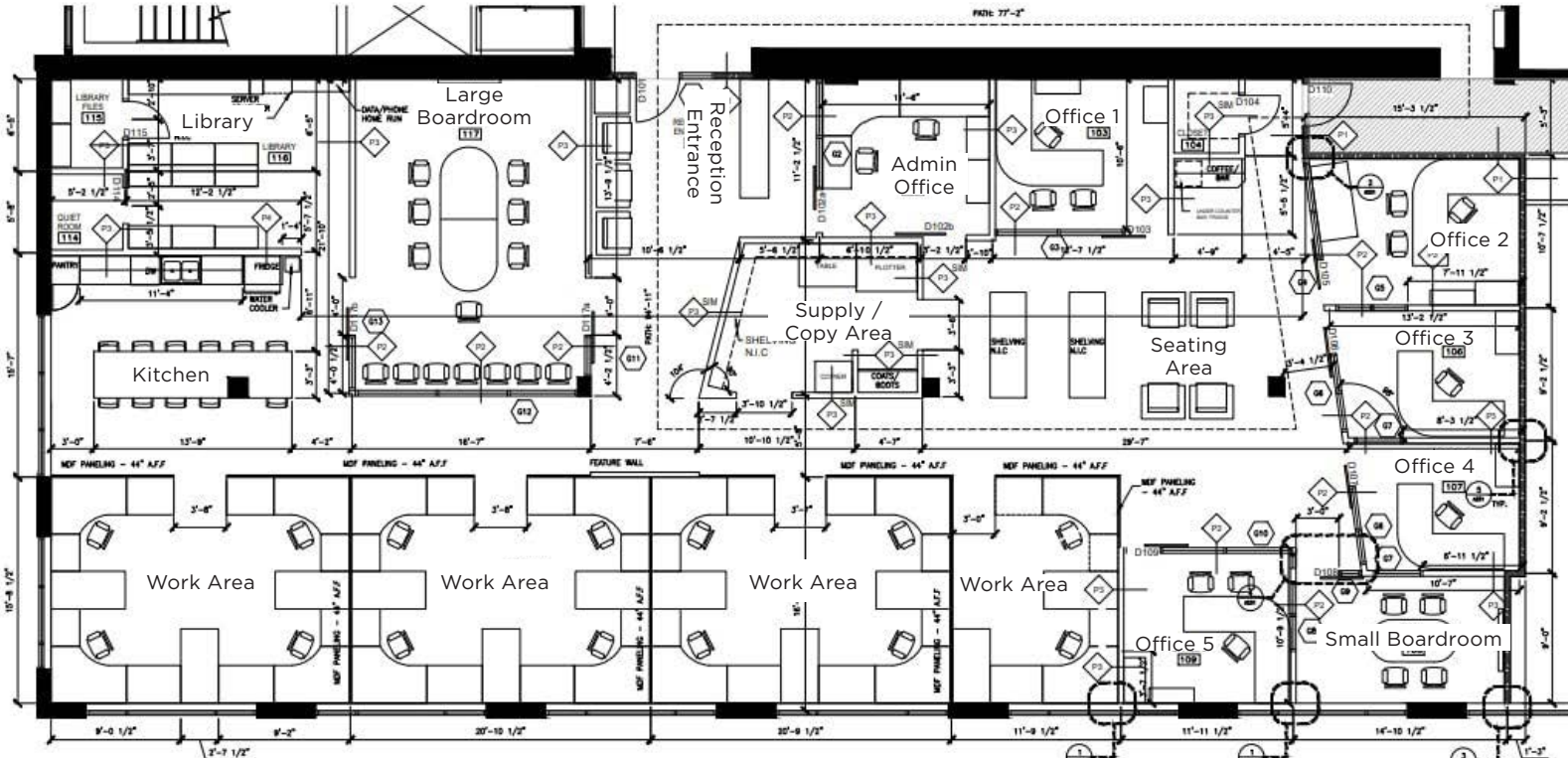
**202** | 5,117 Sq. Ft. (Can be demised)



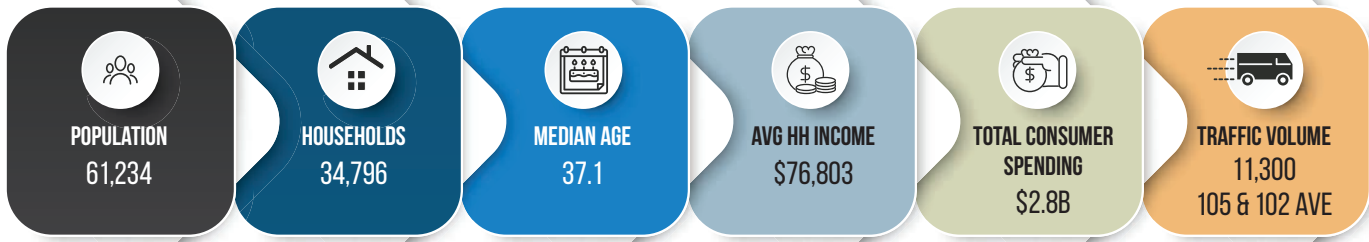
# FOR LEASE

## Knol Building Office Space

### 202 Floor Plan | 5,117 Sq. Ft. (Can be demised)



### Demographics within 2KM



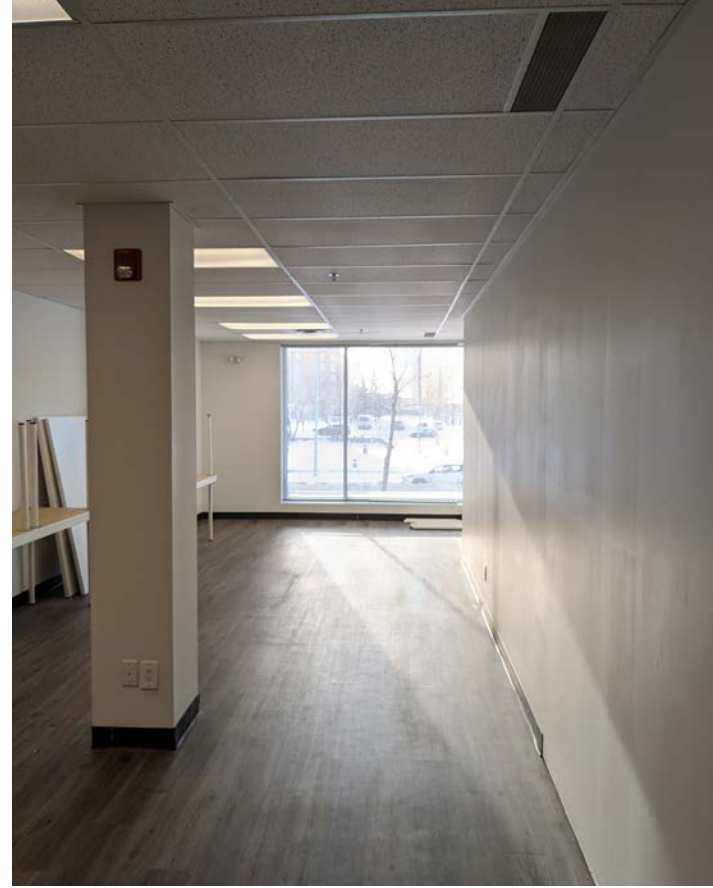


# FOR LEASE

## Knol Building Office Space

**LIZOTTE**  
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**203** | 637 Sq. Ft.



### ADDITIONAL INFORMATION

- Fibre Internet in building
- 24/7 HVAC service
- Located north of Jasper Avenue on 106 Street with excellent access to all downtown amenities



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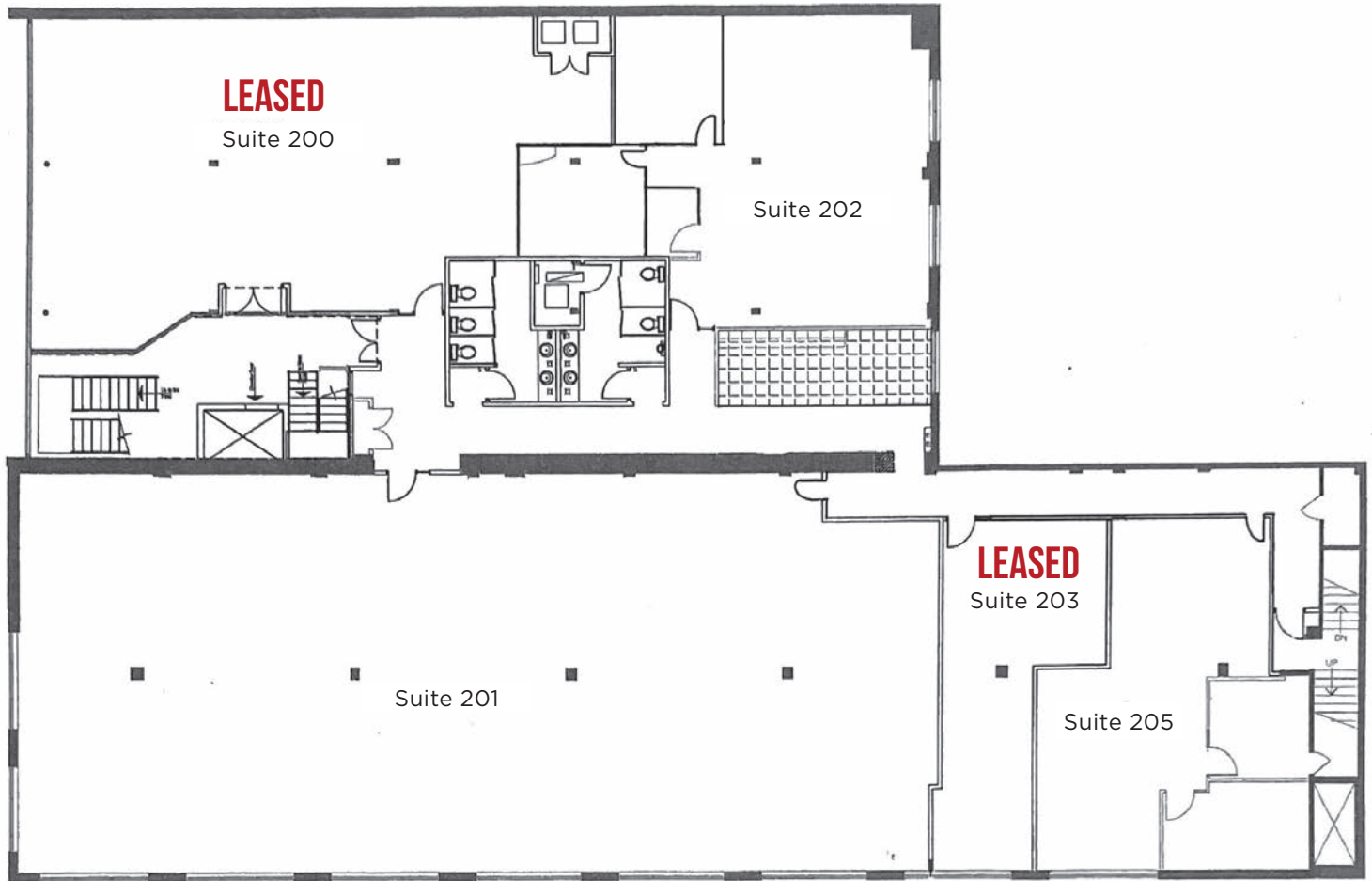
#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8

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# FOR LEASE

Second Floor

## Second Floor Plan



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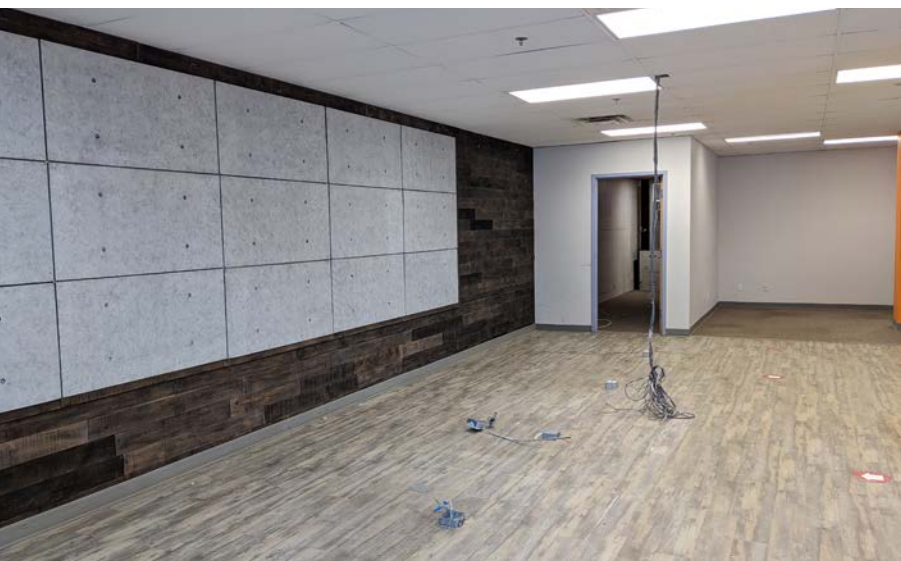


# FOR LEASE

Main Floor

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

**10219** | 3,100 Sq. Ft. **LEASED**





# FOR LEASE

Main Floor

**10538** | 970 Sq. Ft.



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# FOR LEASE

Main Floor

## Main Floor Plan





# FOR LEASE

## Knol Building Office Space

### Property Information

**Municipal Address:** 10217 106 Street, Edmonton, AB

**Size: Second Floor**

#200 - 2154 Sq. Ft. **LEASED**

#202 - 5,117 Sq. Ft. (can be demised)

#203 - 637 Sq. Ft. **LEASED**

#205 - 1173 Sq. Ft.

**\*202, 203, 205 can be contiguous for 6,897 Sq. Ft.**

**Main Floor**

10219 106 St 3,100 Sq. Ft. **LEASED**

10538 102 Ave - 970 Sq. Ft.

10540 102 Ave - 1,259 Sq. Ft.

**Zoning:** UW (Urban Warehouse)

**Parking:** Designated underground and tandem surface available, Impark across the street

**Possession:** Immediate/negotiable

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**Lease Rate: Second Floor**  
\$12.00/Sq. Ft.

**Main Floor**  
\$24.00/Sq. Ft.

**Op Costs: Second Floor**  
\$11.15/Sq. Ft. (+ janitorial)

**Main Floor**  
\$10.10/Sq. Ft. (+ power)

### Contact

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