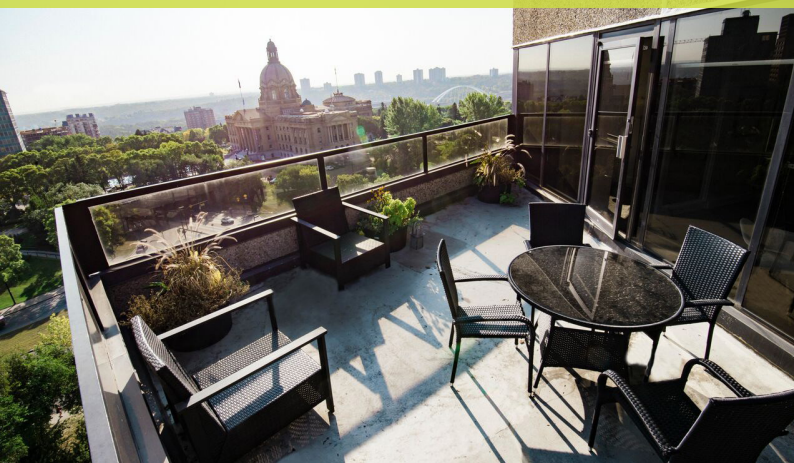




LEDGEVIEW
BUSINESS CENTRE

FOR LEASE

AVAILABLE NOW!




OFFICE SPACE

9707 110 Street, Edmonton, AB


LEDGEVIEW is more than an office; it is a better place to work.

LEDGEVIEW offers the best of all worlds. Being on the edge of the central business district keeps you connected to downtown, yet out of the congestion. Stunning views of the river valley, combined with recreation opportunities across the street in Victoria Park, add beauty and balance. The park is also perfect for a picnic lunch, and there are many cafés and restaurants within a short walk.


Everything is close at hand. Employees will appreciate being half a block from the Grandin LRT and having quick access to the High Level Bridge to South Edmonton.




Building Modernization
Recently Completed!




Easy Access
to 109th Street & Downtown




1:1,000 SF
UG Parking Available




Shared Boardroom
Available




Fitness Facility
Located on Main Floor




On-Site Daycare
Now Open!




Legislature Grounds
Only a Short Walk Away




Direct Access
to River Valley & Nearby Parks



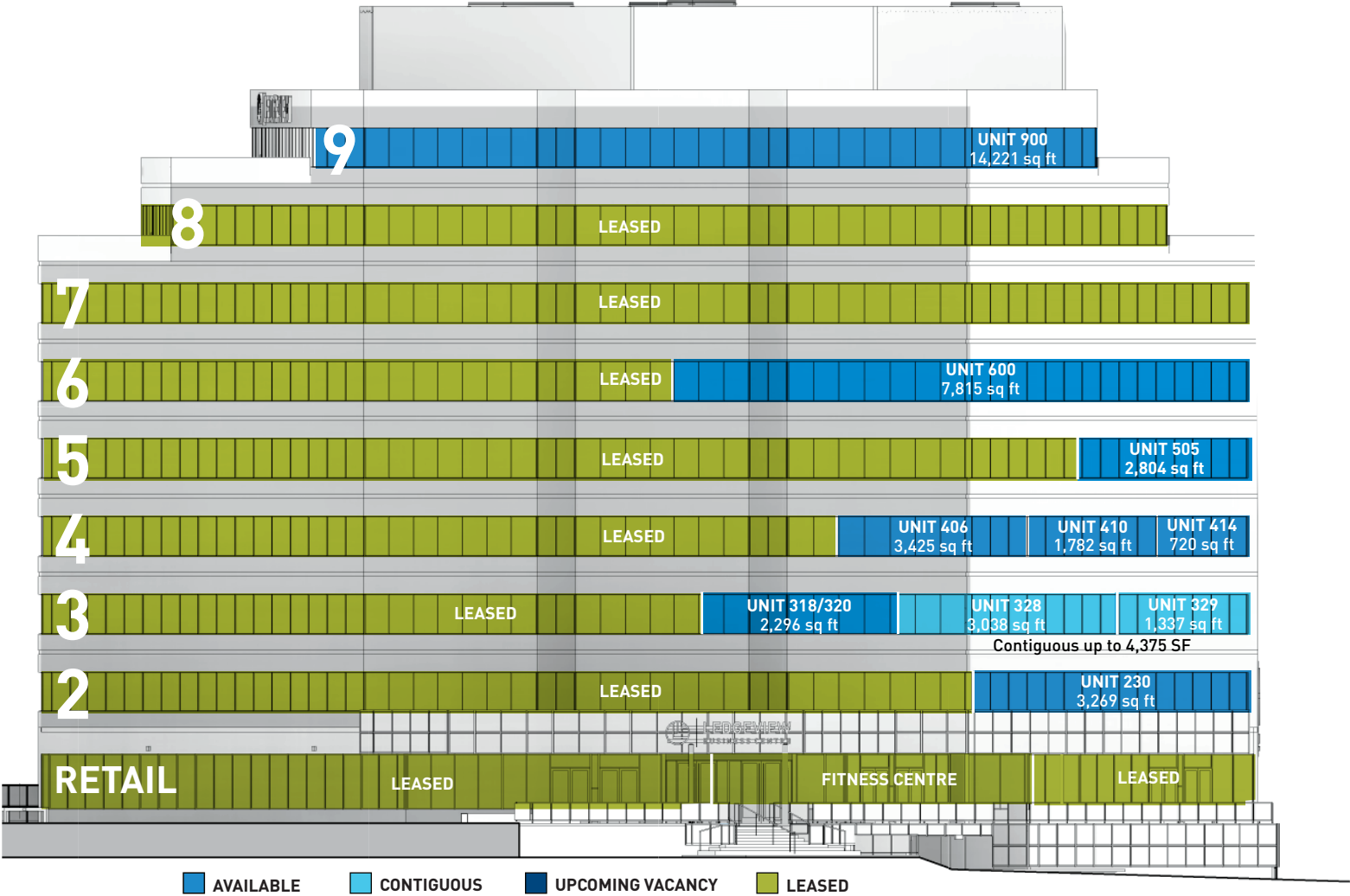
On-Site Restaurant
Located on Main Floor



Grandin LRT
Less Than a Block Away



Bike Lanes
Located Directly Outside



General

- » Next to Grandin LRT and the Alberta Legislature Building
- » Nearby amenities include the Royal Glenora Club and Victoria Golf Course
- » Quick access to the High Level Bridge
- » Three elevators plus separate parking elevator for convenient access
- » Three levels of underground parking
- » Parking ratio: 2 stalls per 1,000 SF
- » Additional parking stall \$265/month
- » Operating costs: \$16.74/sf (2022 est.)
- » Tenant Improvement Allowance: Negotiable

Office

- » Programmable card readers
- » Shared boardroom
- » Building standard lights, window blinds and ceiling tile
- » Net Rent: \$12.00 - \$14.00/sf

Retail

- » Fully leased!





LEDGEVIEW
BUSINESS CENTRE

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HUNGERFORD
PROPERTIES

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