



## Edmonton Alberta

\$16

Discover an exceptional 990 sq ft of modernized Main floor office space located just steps from vibrant Whyte Avenue—one of Edmonton's most energetic and walkable commercial districts. This well-maintained professional space offers an ideal setting for businesses seeking visibility, convenience, and a modern workspace in the heart of the city. Bright and functional with street level access, the layout includes a welcoming open area with a private office and flexible workspace that can accommodate a variety of uses. Large windows provide abundant natural light, creating an inviting environment for staff and clients alike. The suite is fully serviced with heating, and high-speed internet capability, ensuring your operations run smoothly year-round. Positioned in a high-traffic area with excellent transit access, the location is surrounded by cafes, restaurants, boutique shops, and essential amenities. With quick connections to downtown, the University of Alberta, and major commuter routes, this office offers both convenience value. Whether you're a growing professional firm, creative agency, or service-based business, this versatile Whyte Avenue-area space provides the perfect blend of functionality, character, and location. (id:6769)

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