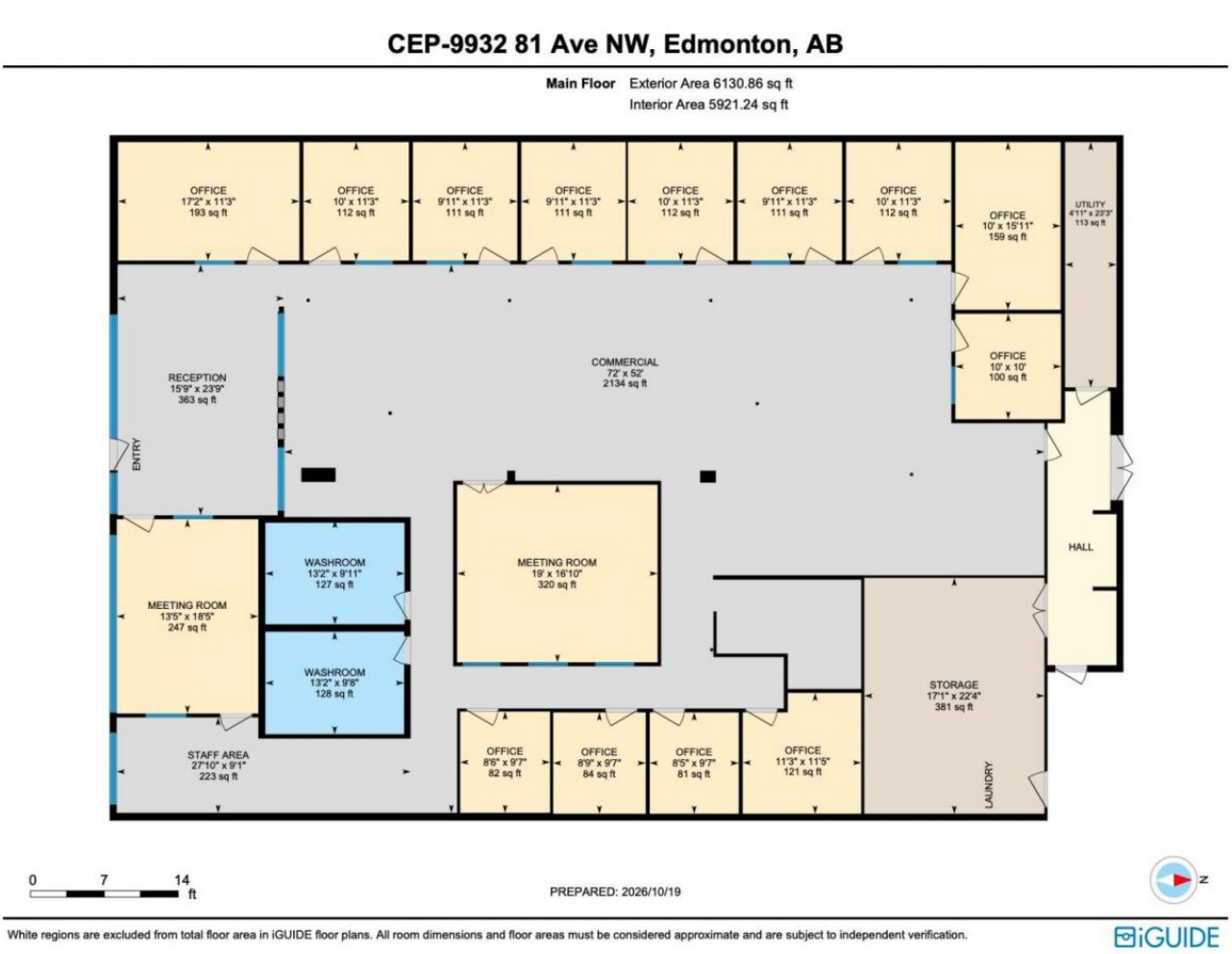


Edmonton Alberta

$18

Take the next step in your company's growth with a substantial office footprint just one block south of Whyte Avenue. Offering 5,921 sq. ft. of thoughtfully arranged space with 13 private offices and 2 boardroom facilities, this leasing opportunity provides the room to bring your team together, welcome clients, and support your next stage of business development.The versatile layout accommodates focused work, confidential meetings, and team collaboration--making it well suited to professional services, consulting firms, technology companies, and expanding organizations seeking an established south-central Edmonton address. Education, training, and medical-related uses may also be considered, subject to applicable approvals and space requirements.An Established Business District with Everyday ConvenienceLocated near the eastern end of the Whyte Avenue commercial district, the property places your business close to Old Strathcona's diverse mix of independent cafes, restaurants, boutiques, and professional services. From a morning coffee to a client lunch or after-work gathering, the surrounding amenities offer a compelling setting for both employees and visitors.Whyte Avenue serves as an important east-west transportation and transit corridor, connecting the University area with Bonnie Doon and east Edmonton. The broader district also benefits from connections via 99 Street, Gateway Boulevard, and Calgary Trail, along with public transit, cycling infrastructure, and a mix of street and public off-street parking options.Space to Support Your Next ChapterWhether you are consolidating multiple locations, expanding your team, or establishing a stronger Edmonton presence, this property offers a professional foundation in an amenity-rich business district. (id:6769)

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