



Edmonton Alberta

\$16

Opportunity meets location with this main-floor office space just off Whyte Avenue, offering 1,087 sq ft of private, exclusive-use space plus access to an additional 336 sq ft of shared common area—bringing the total usable footprint to 1,423 sq ft. The shared space is a rare bonus, available at no additional cost, giving your business more room to operate without increasing overhead. Designed for functionality and client experience, the space features three private offices, an open-concept reception area, and nearly 9-foot ceilings that create an open, professional atmosphere. What sets this opportunity apart is the additional shared space, which includes a washroom, boardroom, and a fifth office—or the flexibility to configure as two boardrooms. This added capacity is ideal for meetings, presentations, or team use without compromising your dedicated workspace. This space is particularly well-suited for growing corporate home bases for local operators, professional service firms, or commercial sales teams seeking a dedicated show suite-style office presence (non-retail). It also lends itself well to consultants, agencies, or groups requiring a balance of private offices and collaborative meeting areas. With street-level access in a highly walkable area surrounded by cafes, restaurants, and key amenities—and quick connections to downtown and the University of Alberta—this location supports both client accessibility and day-to-day operations. If you're looking for a professional office with built-in flexibility, strategic positioning, and additional usable space at no added cost—this is a strong fit. (id:6769)

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