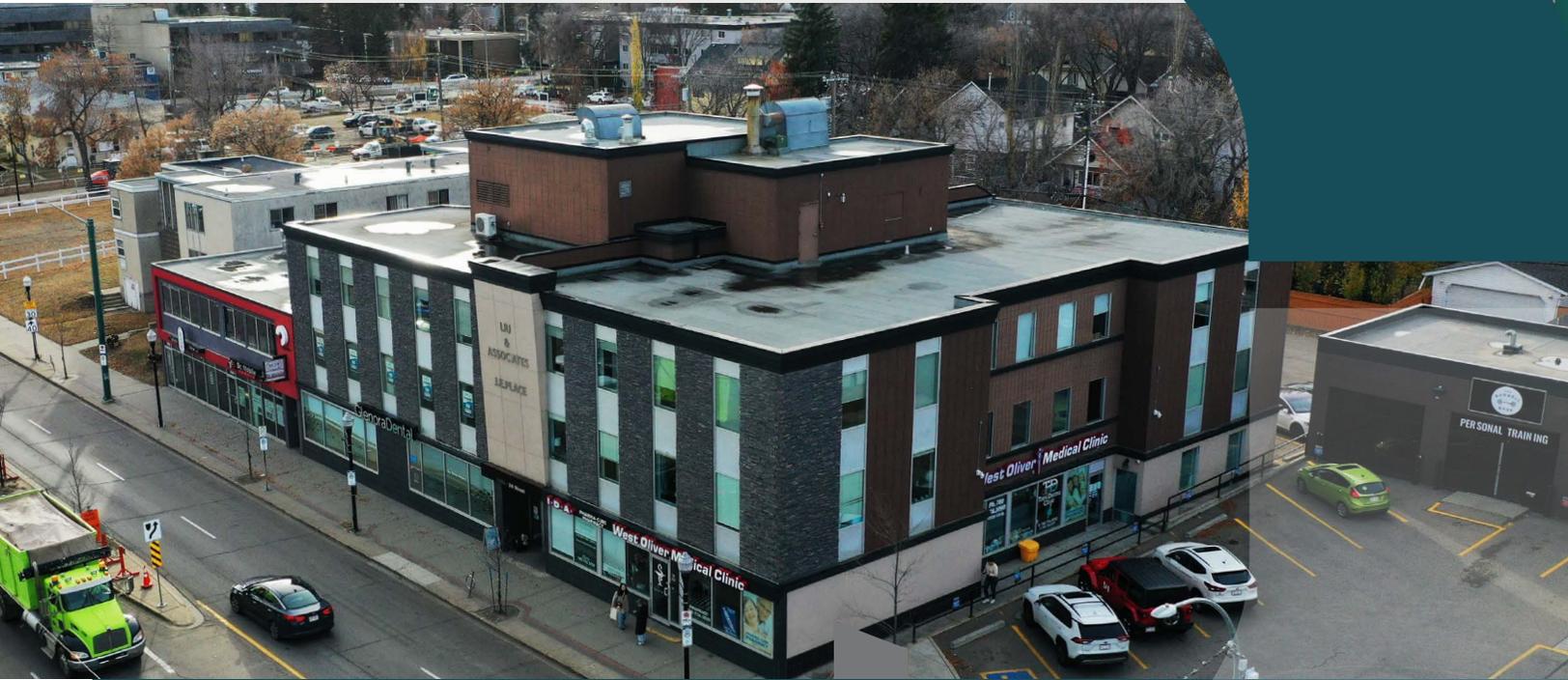


| 500 - 4,226 SF |

# OFFICE FOR LEASE



## J.E. PLACE

10534 124 Street NW, Edmonton, AB

- Professionally managed building with pylon signage opportunities
- Locally owned and managed for professional and timely service to tenants
- Economical rates and tenant incentives available
- Flexible leasing options with suites available from 500 SF to 4,226 SF, ideal for professionals, medical, or personal services
- Easily accessible via major routes, public transit, and ample street parking nearby
- Modern building amenities including elevator access, central A/C, and natural light across three floors of professional space

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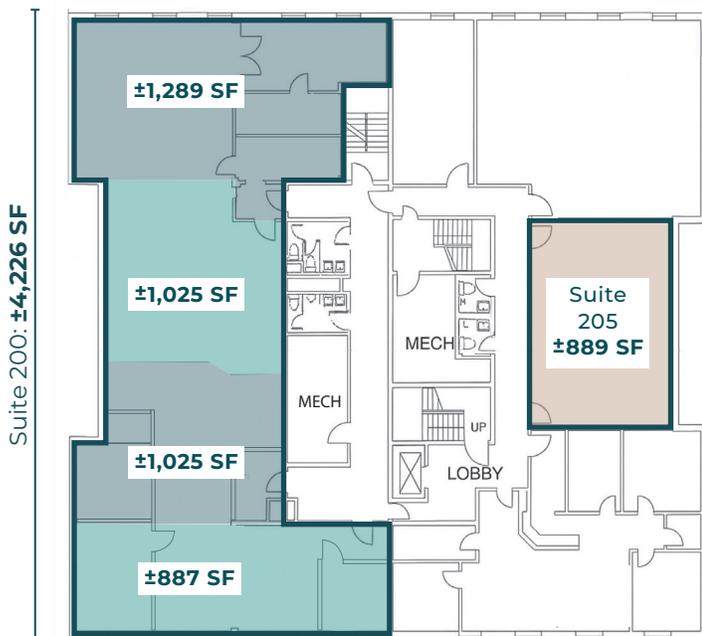
**Omada**  
COMMERCIAL

# PROPERTY FEATURES

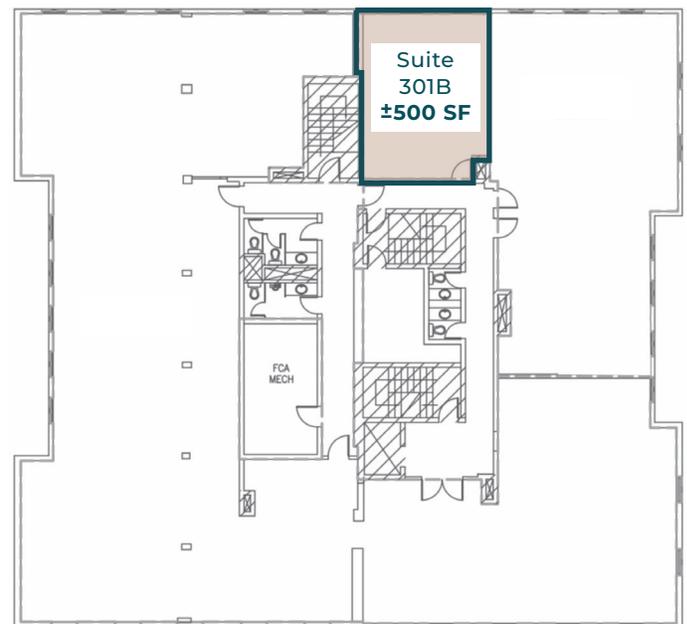
Vacancy	Suite 200: ±4,226 SF (can be demised as small as 887 SF) Suite 205: ±889 SF Suite 301B: ±500 SF
Available	Immediately
Municipal	10534 124 Street NW, Edmonton, AB
Legal	Plan RN22, Block 30, Lot Z
Zoning	<a href="#">Mixed Use (MU h28 f4 cf)</a>
Basic Rent	\$12.00 PSF
Op. Costs	\$15.43 PSF (2026 est. - includes utilities)
Parking	Dedicated rear parking stalls with additional street parking
Signage	Pylon & Fascia
Tenant Mix	Liu & Associates LLP, Glenora Dental, West Oliver Medical Clinic, Medical Clinic, Glenora Family Pet Clinic, Pharmacure Pharmacy, and more



## SECOND FLOOR

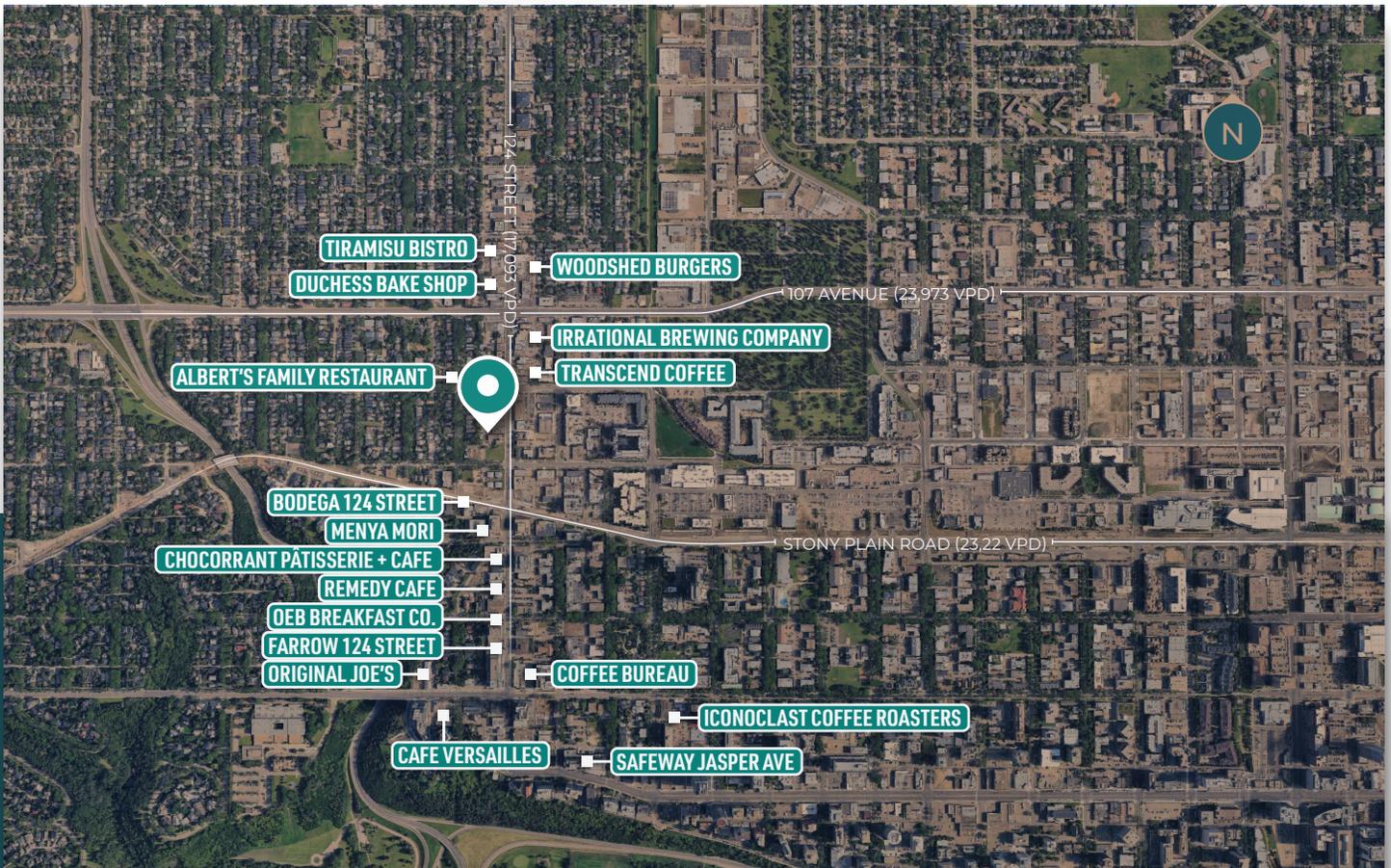


## THIRD FLOOR



# MARKET INSIGHT

J.E. Place offers premium office space in one of Edmonton's most sought-after commercial corridor of 124 Street. This professionally managed, three-storey building features modern amenities, flexible suite sizes, and rare on-site surface parking, making it an excellent opportunity for medical or professional office users. With high visibility, prominent signage opportunities, elevator access, and abundant natural light, J.E. Place is ideal for businesses seeking both functionality and a strong brand presence. Located just steps from top local dining, boutique shopping, and essential services and easily accessible via major routes and public transit, J.E. Place delivers unmatched convenience in a vibrant, high-traffic commercial hub.



PYLON SIGNAGE



PROFESSIONALLY  
MANAGED



ON-SITE PARKING



887-4,226 SF



ECONOMICAL RATES



ELEVATOR ACCESSIBLE

# AREA DEMOGRAPHICS

2 KM RADIUS

**48,761**

DAYTIME POPULATION

52,546 residents  
14.7% growth (2018-2023)  
17.0% projected growth (2023-2028)

**40.5%**

20-39 YRS

0-19 yrs = 13.2%  
40-59 yrs = 23.6%  
60+ yrs = 22.8%

**\$93,973**

AVERAGE HOUSEHOLD INCOME

25.0% earn \$60-100,000  
29.2% earn \$100,000+

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+ 15,803 VPD ON 124<sup>TH</sup> STREET



This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. February 8, 2026

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