

| 1,143 - 1,891 SF |

OFFICE FOR LEASE



SUBSTATION 600

10639 124 Street, Edmonton, AB

- Prominent Building on 124th Street with strong exposure and surrounded by high-density residential developments
- Strong urban connectivity with easy access to downtown, transit, and the surrounding neighbourhoods of Westmount and Glenora
- Dense trade area with approximately 54,468 residents within a 2 km radius
- Modern office spaces, and built-out office spaces with shared amenities available

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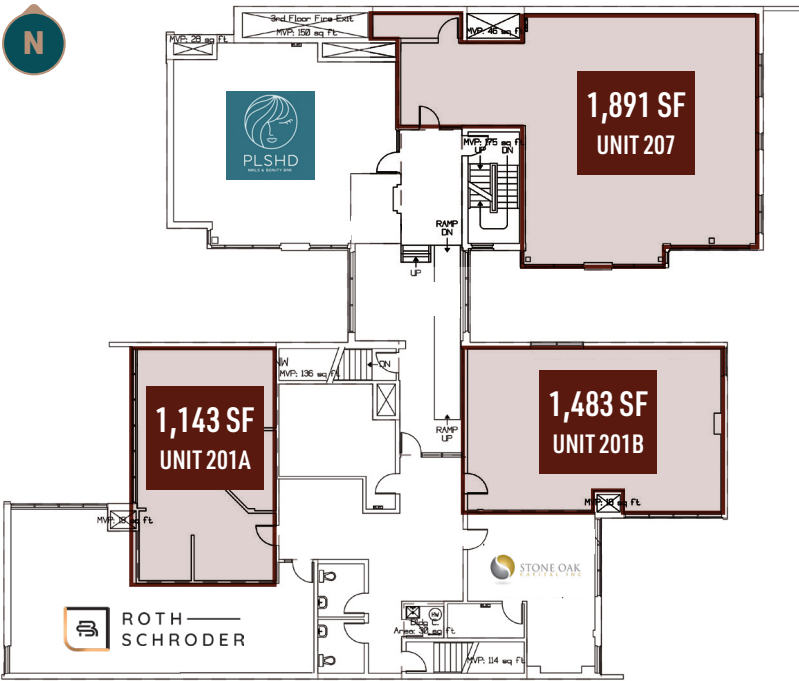
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PROPERTY FEATURES

Vacancy	Unit 207: 1,891 SF (shell condition) Unit 201A: 1,143 SF (built out; shared amenities) Unit 201B: 1,483 SF (built out; shared amenities)
Available	Immediately
Municipal	10639 124 Street, Edmonton, AB
Legal	Plan 2020095, Block 24, Lot 2A
Zoning	Mixed Use (MU h28 f4 cf)
Basic Rent	Negotiable
Op. Costs	\$15.22 PSF
Utilities	Separately metered
Parking	9 surface stalls



SPACE PLAN



HIGH
EXPOSURE



CONSISTENT
FOOT TRAFFIC



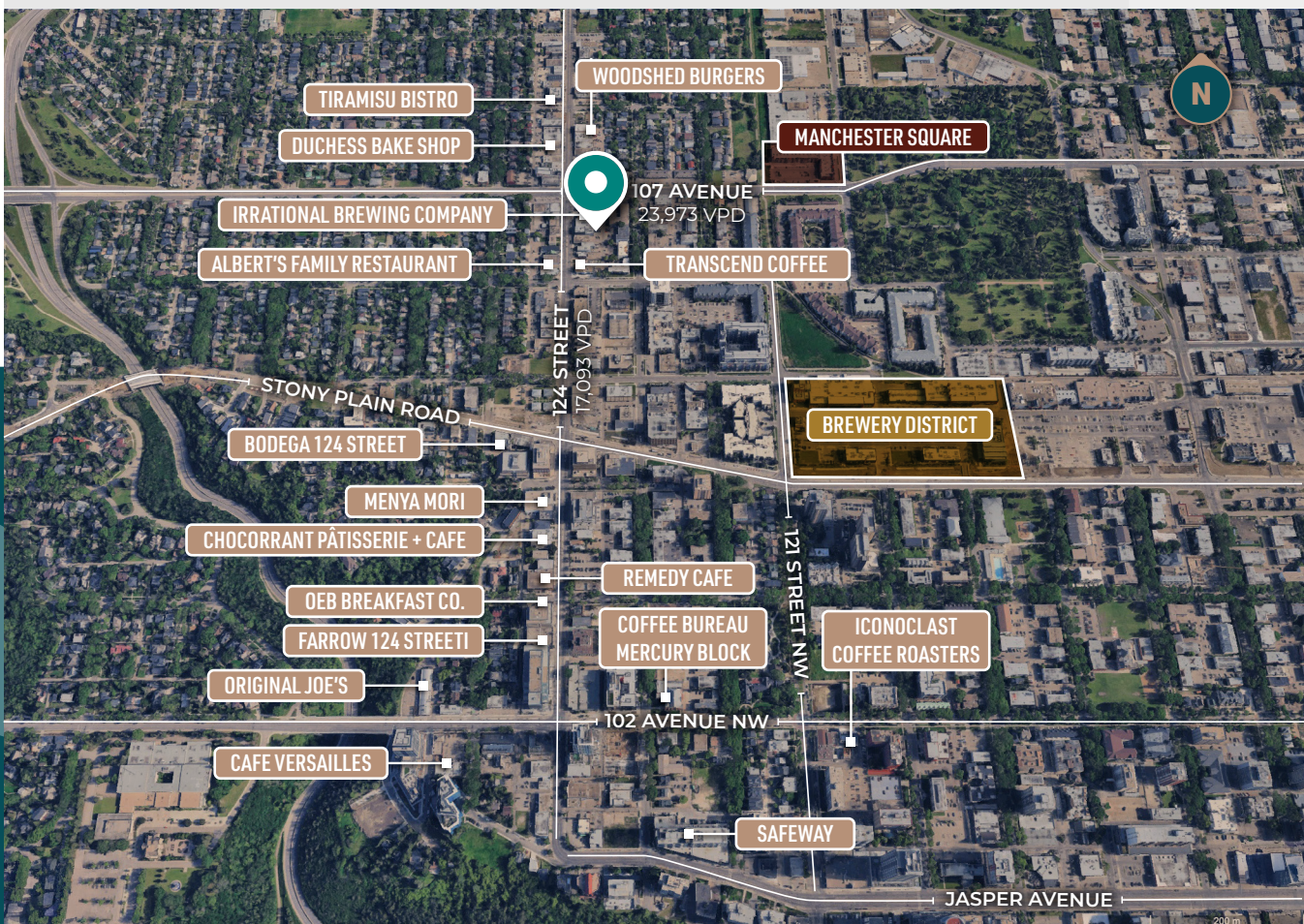
ELEVATOR
ACCESS

THE OPPORTUNITY

SUBSTATION 600 IS A HIGH PROFILE BUILDING IN THE BREWERY DISTRICT WITH STRONG EXPOSURE AND CONVENIENT ACCESS TO DOWNTOWN

Located on the intersection of 124 Street and 107 Avenue in Edmonton's vibrant Brewery District, Substation 600 offers excellent visibility and connectivity within one of the city's most active urban nodes.

The property benefits from strong exposure to over 40,000 vehicles per day and provides convenient access to downtown and the surrounding communities with close proximity to transit, amenities, and a diverse mix of residential, office, and retail users. Positioned in a high-density, amenity-rich area, Substation 600 offers an attractive opportunity for users seeking built out space and a well-connected central Edmonton location.



AREA DEMOGRAPHICS

2 KM RADIUS

50,936

DAYTIME POPULATION

54,468 residents
14.9% growth (2020-2025)
16.7% projected growth (2025-2030)

\$91,550

AVERAGE HOUSEHOLD INCOME

24.7% earn \$60-100,000
28.4% earn \$100,000+

40.1%

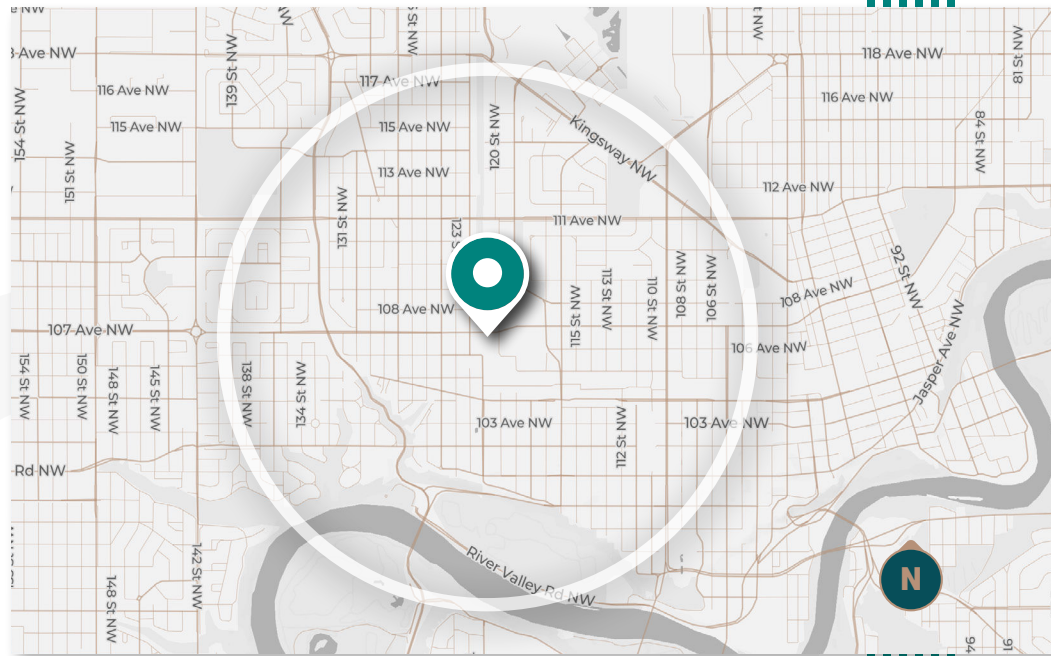
20-39 YRS

13.2% = 0-19 yrs
23.5% = 40-59 yrs
23.2% = 60+ yrs

23,973

VPD ON ON 107 AVENUE

23,973 VPD on 107 Avenue
17,093 VPD on 124 Street



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