

THE CREAMERY

10248/60 106 Street, Edmonton, AB

HISTORIC BRICK & BEAM CHARACTER SPACE

OFFICE FOR LEASE

CAM PICKETTS

Partner | Broker

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NICOLE MCKAY

Associate

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- **±1,812 - 5,737 SF office and storage space with modern touches throughout**
- Variety of configurations including bright, character office suites and clean basement space
- Exposed brick and beams throughout the space creates an elevated space for future tenants to make their own
- Shared tenant amenities including dock loading, freight elevator, and roof top patio
- Designated parking on site with ample street parking, public transit routes, and bike lanes nearby
- Flexible zoning allows for wide range of retail, light industrial, and office users

PROPERTY FEATURES

Available Immediately

Municipal 10248/60 106 Street,
Edmonton, AB

Legal Plan B2, Block 6, Lots 173, 174, 175

Zoning [Urban Warehouse Zone \(UW\)](#)

Parking Designated Stalls (\$75/Month)

Loading (2) 8'x8' Shared Dock Doors

Elevator: Shared Freight Elevator



FLEXIBLE
CONFIGURATIONS



EXTERIOR SIGNAGE
AVAILABLE



CLEAN STORAGE
AVAILABLE



SHARED ROOF
TOP PATIO



DESIGNATED
SURFACE PARKING



SHARED DOCK LOADING
& FREIGHT ELEVATOR



SECOND FLOOR

UNIT 10248

4,453 SF

HVAC	Furnace with roof-mounted condensers
Ask. Rate	\$14.00 PSF
Add. Rent	\$12.56 PSF (2026 est. — includes utilities)



DIRECT ACCESS
TO PATIO



PRIVATE
ENTRANCE



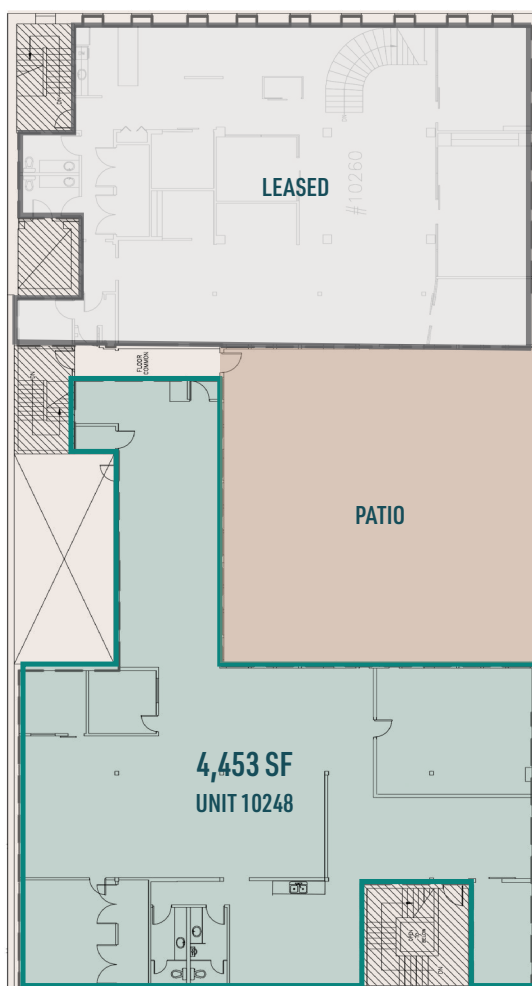
INDIVIDUAL
SHOWER STALLS



EQUIPPED
KITCHENETTE



MIX OF PRIVATE OFFICES
& OPEN SPACE



BASEMENT

UNIT 10248A

1,812 SF

UNIT 10609A

5,737 SF

HVAC	RTUs
Gross Ask. Rate	\$10.00 PSF



CLEAN AND BRIGHT SPACE



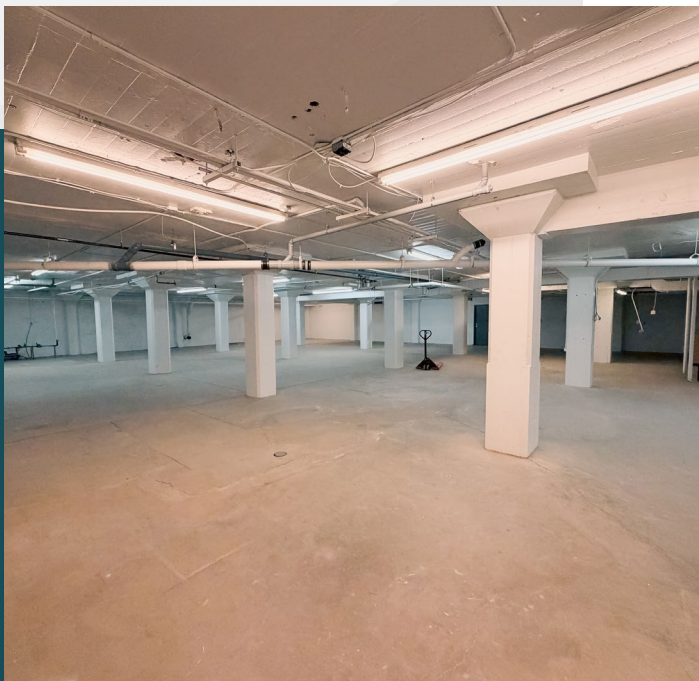
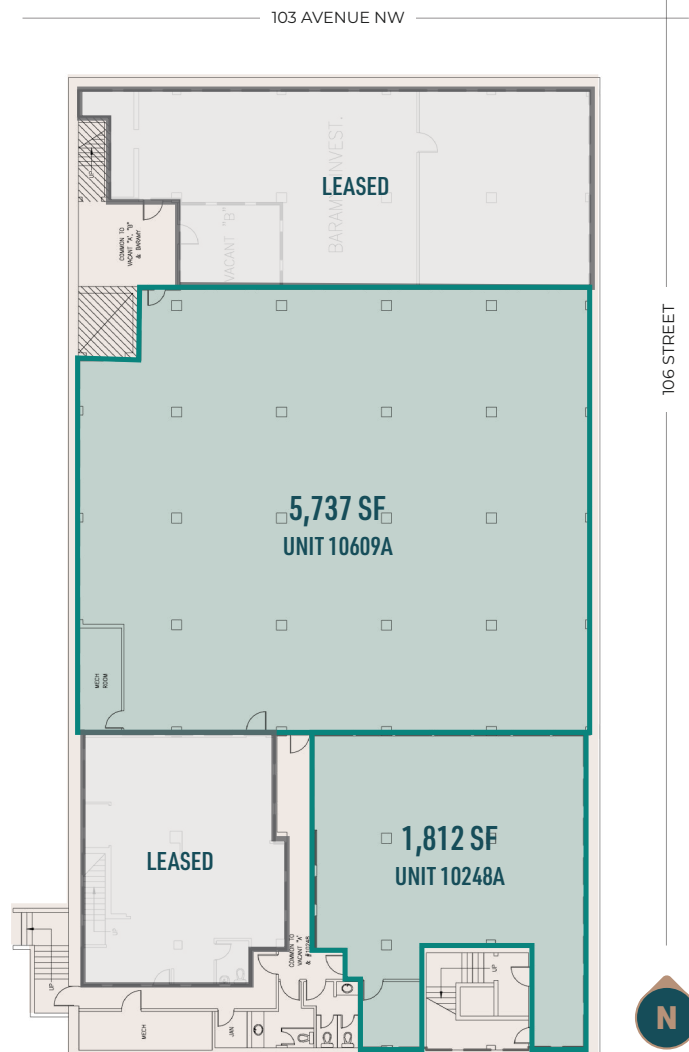
PRIVATE ENTRANCE



COMMON WASHROOM ACCESS



ACCESS TO FREIGHT ELEVATOR



LOCATION OVERVIEW



AREA DEMOGRAPHICS

2 KM RADIUS

130,090

DAYTIME POPULATION

64,924 residents
18.9% growth (2018-2025)
19.6% projected growth (2025-2030)

46.6%

20-39 YRS

9.1% = 0-19 yrs
22.4% = 40-59 yrs
21.9% = 60+ yrs

\$78,548

AVERAGE HOUSEHOLD INCOME

23.1% earn \$60-100,000
23.8% earn \$100,000+

14,957

VPD ON 103 AVENUE

14,887 VPD on 106 Street
28,200 VPD on Jasper Avenue

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