

# FOR LEASE

 CUSHMAN &  
WAKEFIELD  
Edmonton



**WINDSOR BUILDING OFFICE SPACE FOR LEASE**

## WINDSOR BUILDING

**8625 109 Street, Edmonton AB**

BUILT-OUT OFFICE SPACE READY FOR OCCUPANCY

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# PROPERTY HIGHLIGHTS

- Functional office space with built-out boardroom and kitchen
- Corner unit with plenty of natural light
- Potential to consolidate additional contiguous space
- Ample on-site parking
- Abundant nearby amenities



AMPLE TENANT / VISITOR PARKING

# PROPERTY DETAILS

**Municipal Address:** 8625 109 Street,  
Edmonton, AB

**Zoning:** MU - Mixed Use

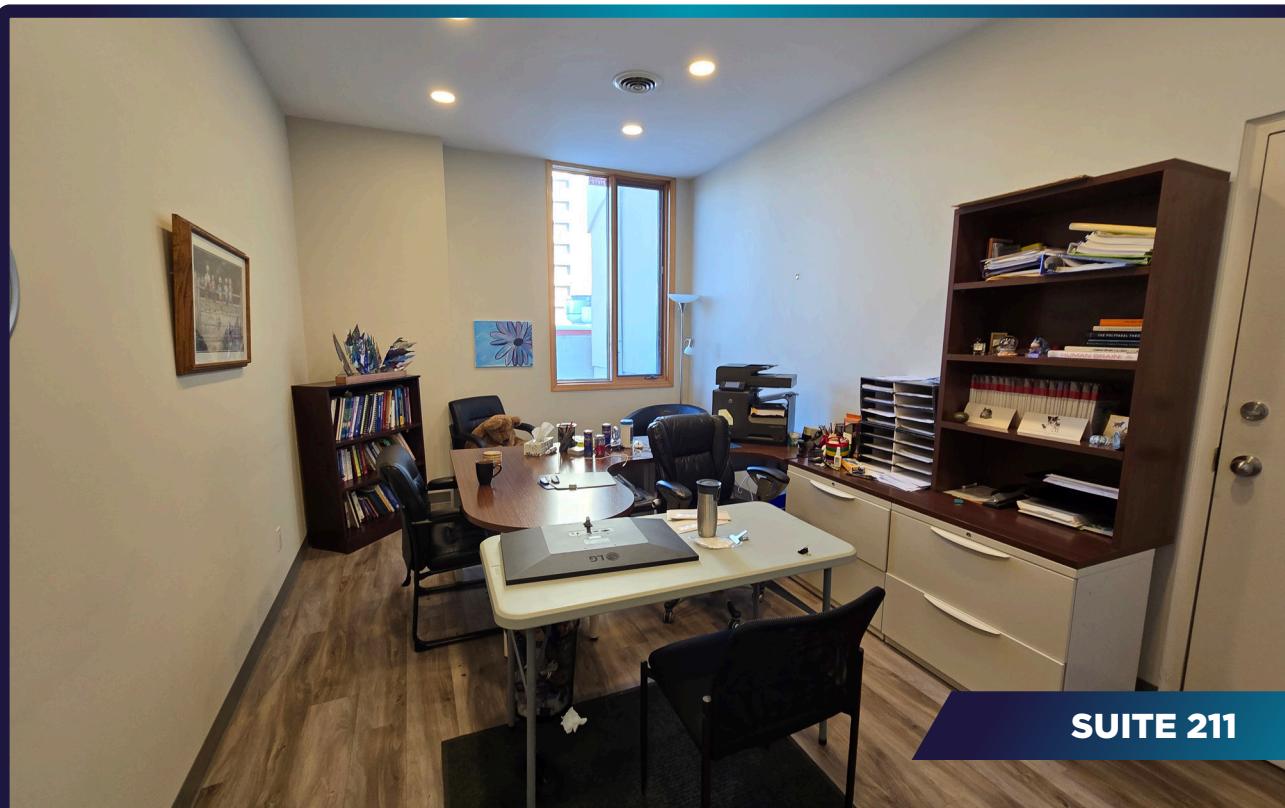
**Availability:** 204: 1,600 SF, 211: 793 SF

**Lease Rate:** \$16.00 per SF

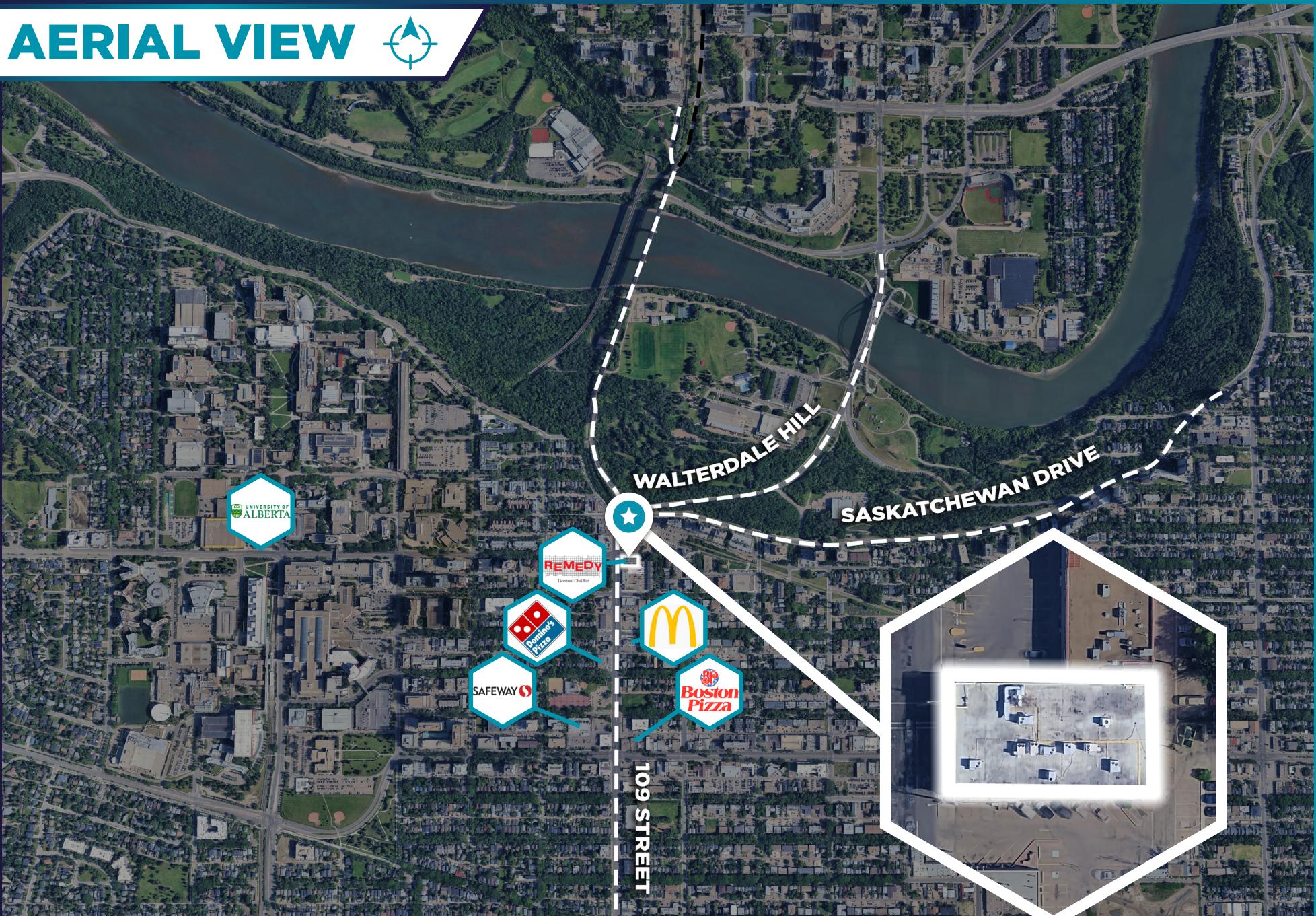
**Operating Costs:** \$15.07 PSF (2026 est.)

**Parking:** Ample on-site surface

**Floor #:** 2



# AERIAL VIEW



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