



# For Lease/Sale

## Place 123

12315 Stony Plain Rd. Edmonton, AB

Full floor available  
up to  $\pm 14,950$  SF

For more information, contact:

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# OVERVIEW

**28,384 SF**

Total building size

**Up to 14,950 SF**

Several demising options  
starting at 1,000 SF

**\$16.00 PSF**

Lease net rent

**\$14.00 PSF**

Operating costs (2024 Est.)

**\$8,300,000**

Sale price

**2.6/1,000 SF**

Parking ratio

## Highlights



New 100kW Solar Power  
System with Carbon  
Credits available



Abundant, private,  
underground heated  
parking available onsite



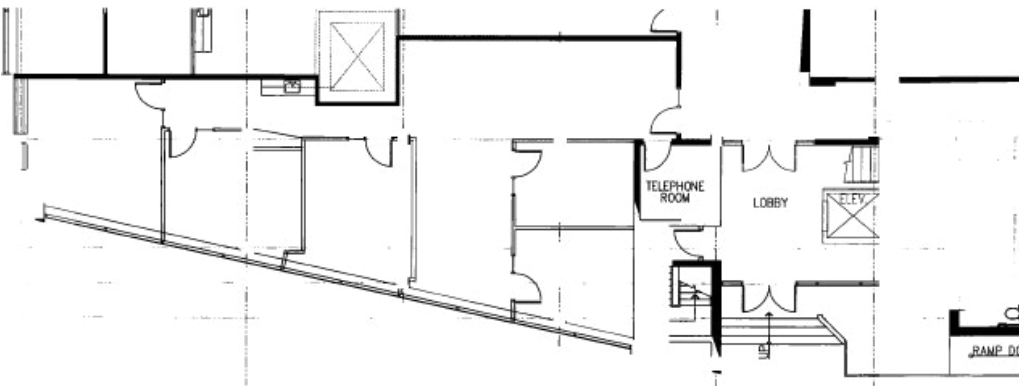
Promote your business  
with exterior signage on  
Place 123



# Available Options

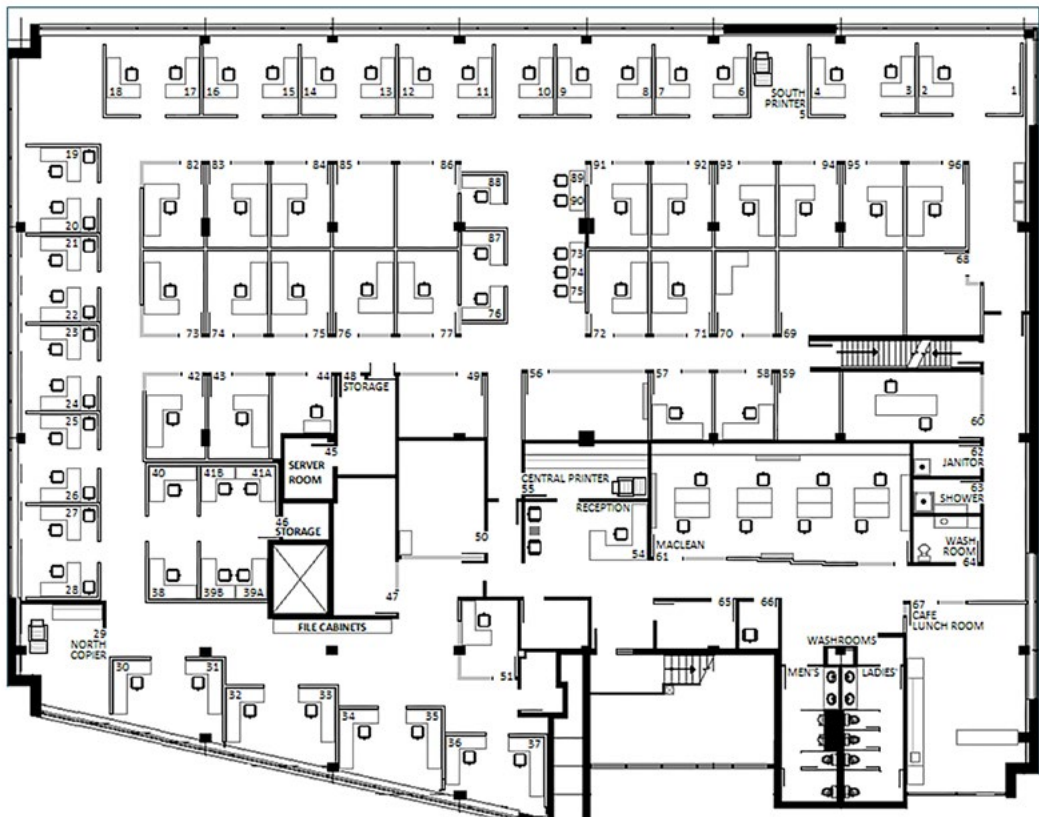
## Main Floor

2,160 SF

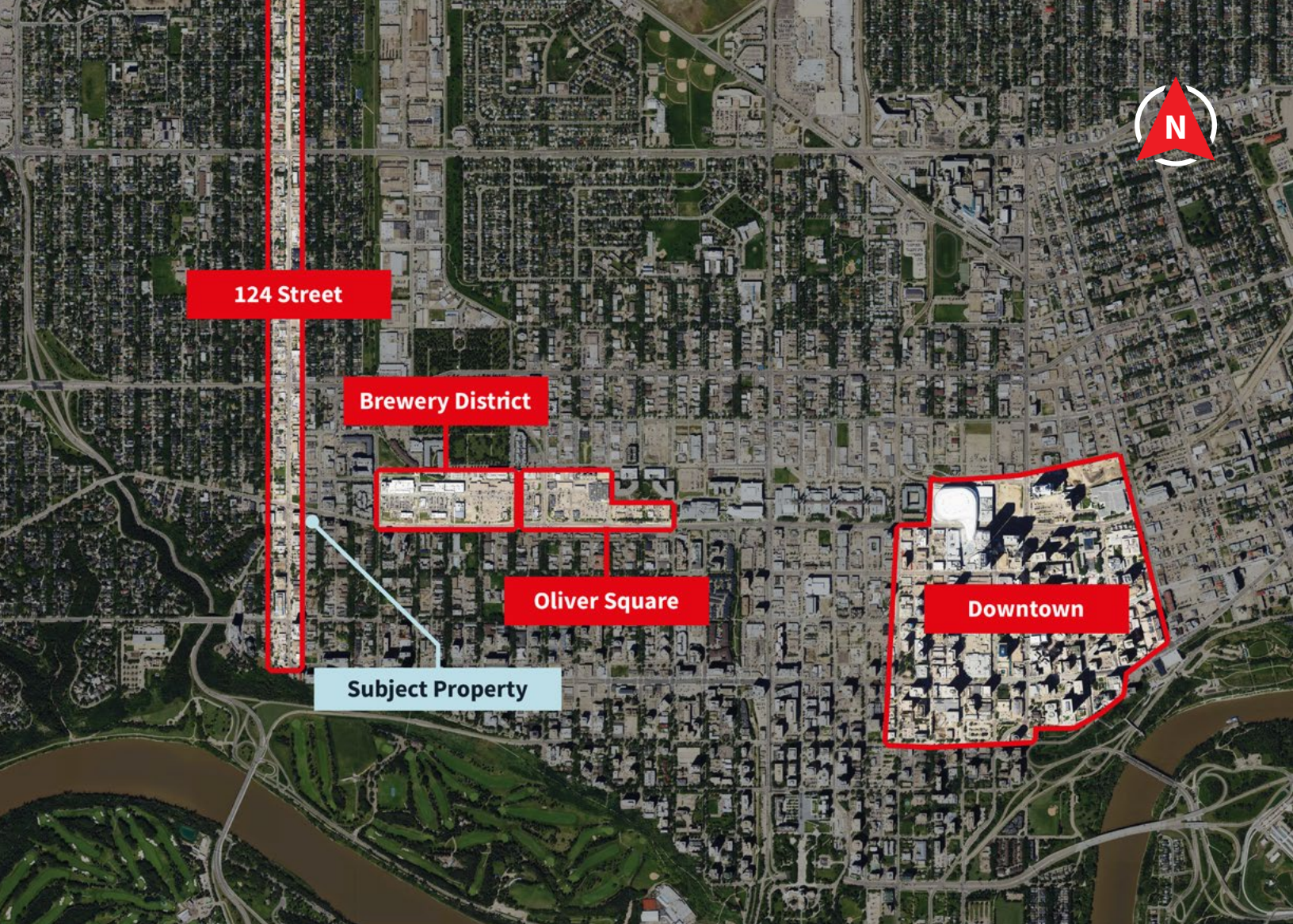


## Second Floor

14,950 SF







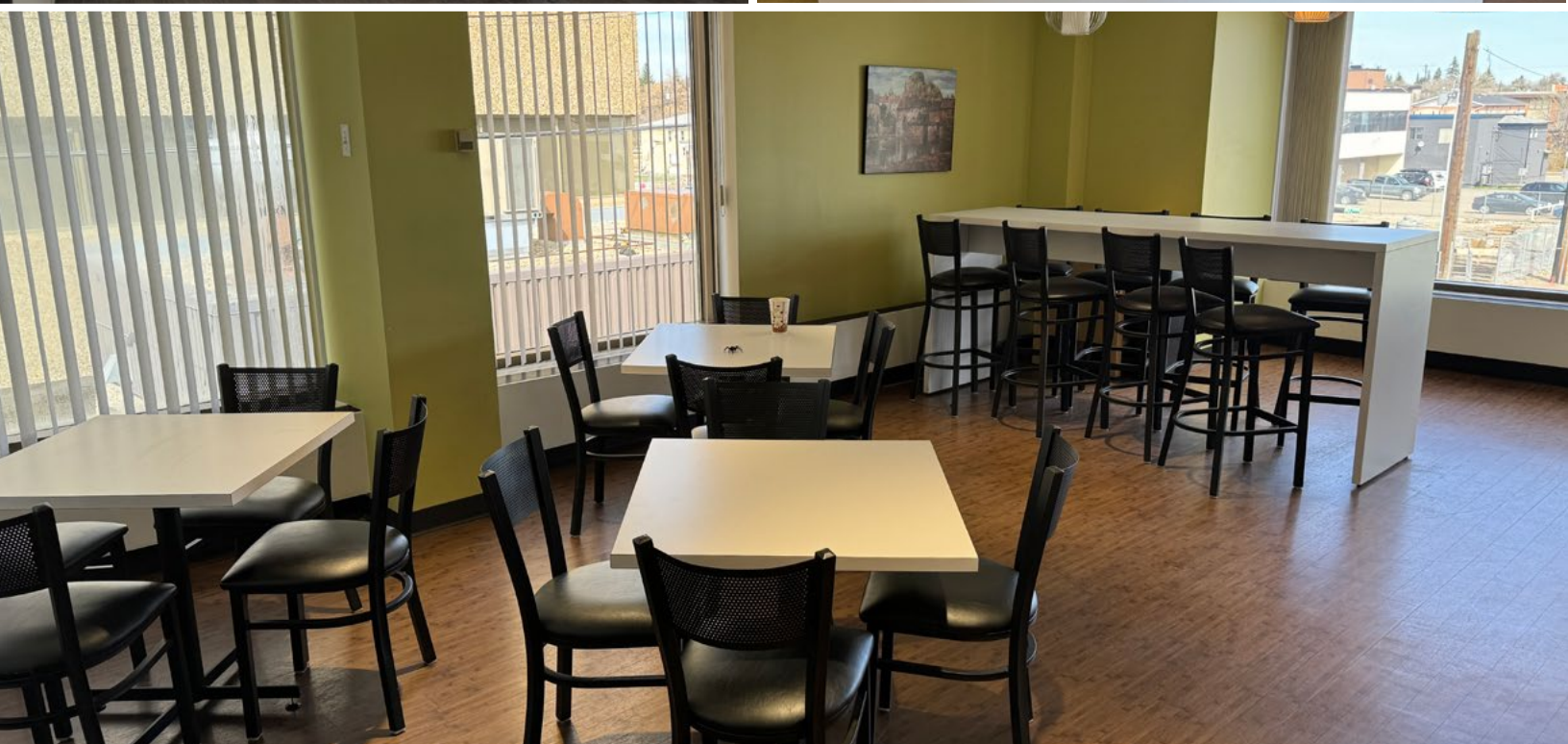
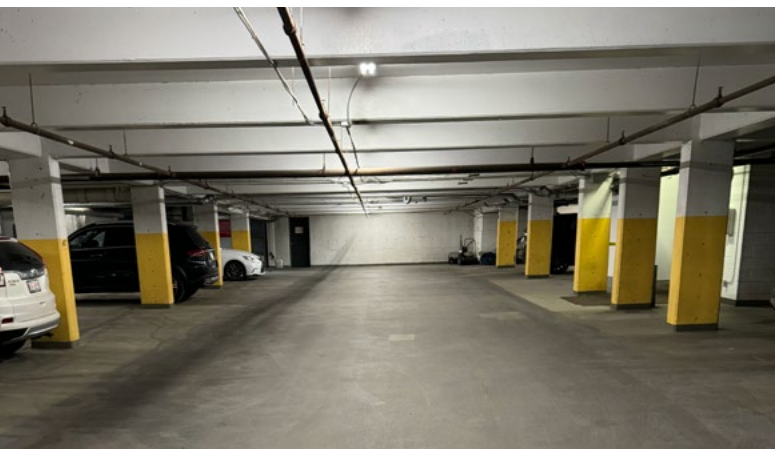
The 124 Street area is one of Edmonton's most vibrant shopping districts, and is home to some of the city's finest restaurants, boutiques and galleries. 124 Street is one block west of Place 123 with many popular restaurants and shops within easy walking distance.

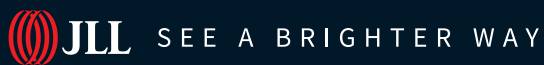
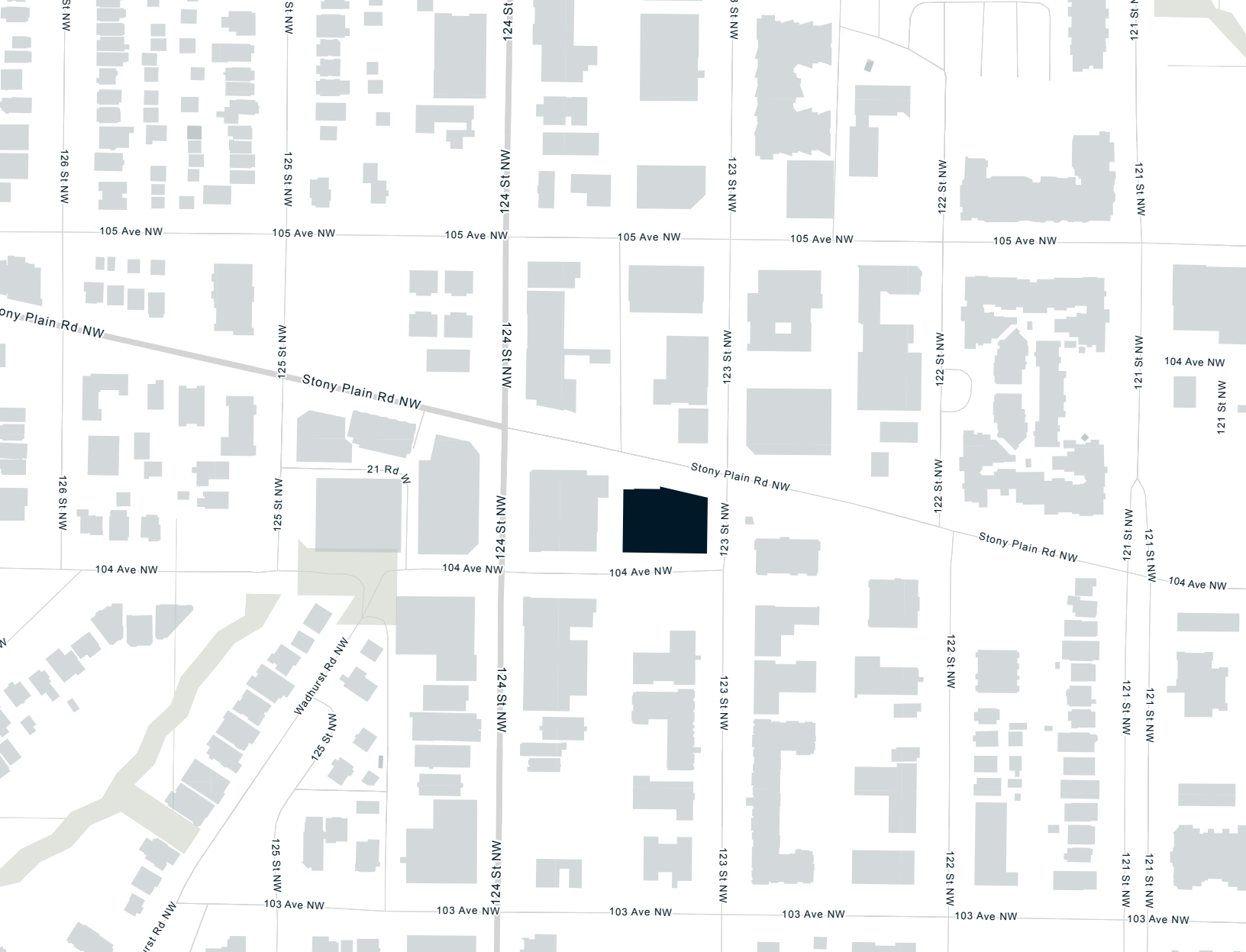
The Brewery District is one of Edmonton's newest urban shopping, business, and lifestyle areas with amenities such as City Market, Goodlife Fitness, MEC, Blaze Pizza, TD Bank and various other professional services. The Brewery District is two blocks East of Place 123.

Oliver Square has a historic presence in Edmonton prevalent with shops, restaurants, and residences. Oliver outdoor pool and the newly renovated Paul Kane park are all within 10 blocks of Place 123.

Place 123 is 7 minutes away from Downtown Edmonton and Rogers Place. Place 123 allows for the convenience and close proximity to downtown Edmonton without the hassle of parking and extreme rush hour congestion that comes with working in Edmonton's core.







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