



For Sublease



Newcomer Centre

10170 112 Street NW, Edmonton, AB

Third Floor - 17,452 sf

Main Floor - ±7,000 sf

CHAD BODDEZ

Senior Vice President

chad.boddez@jll.com

+1 780 328 2567

HILLARY WILLIAMS

Associate Vice President

Hillary.Williams@jll.com

+1 780 993 3135

Property Highlights

An excellent opportunity to take a move in ready office on the edge of the downtown core. This space features private offices along the exterior of the premises with training and meeting rooms on the interior. A grand reception area will meet you as you step off the elevator. In addition to underground parking, on street parking is abundant at a reasonable cost. Cactus Club Cafe is within walking distance as are numerous retailers.

Available Area

17,452 sf Third Floor **± 7,000 sf** Main Floor

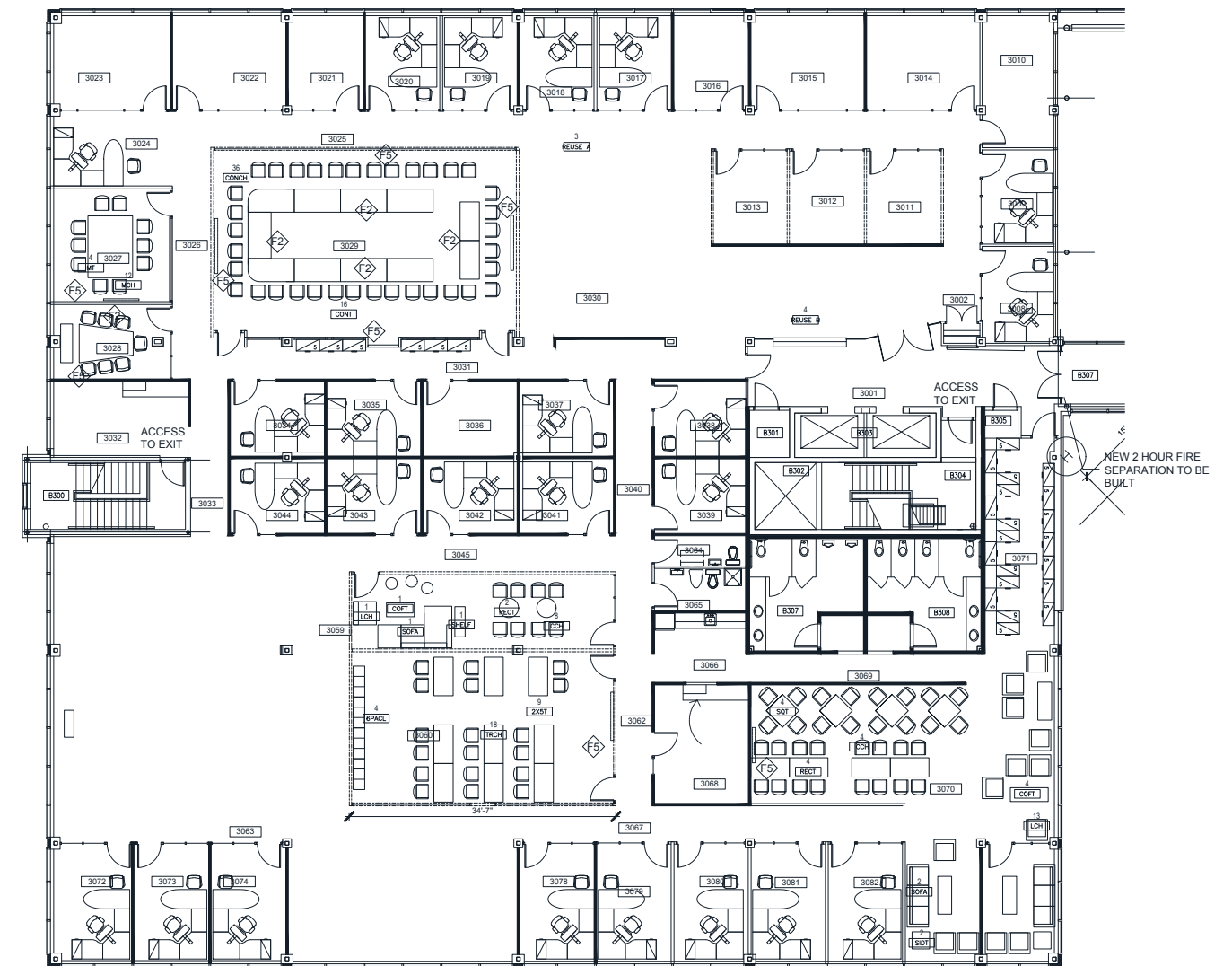
Parking

17 spots Third Floor Underground **7 spots** Main Floor Underground

Parking Cost Included in Rent

The main floor is a daycare opportunity and already has improvements in place to support this use.

Floor Plan - Third Floor



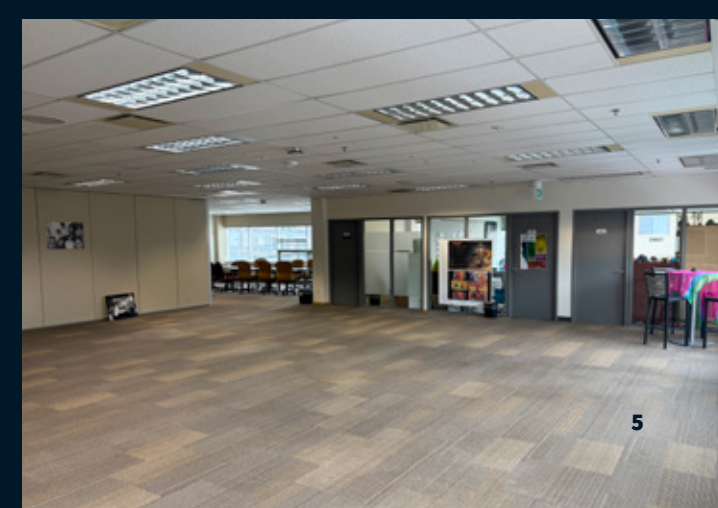
Property Details

Negotiable Lease Rate (PSF) **\$12.74** Op. Costs (PSF)

27 Feb 2030 Sublease Expiry **TBD** Occupancy

Available Space
17,452 sf





Location Overview

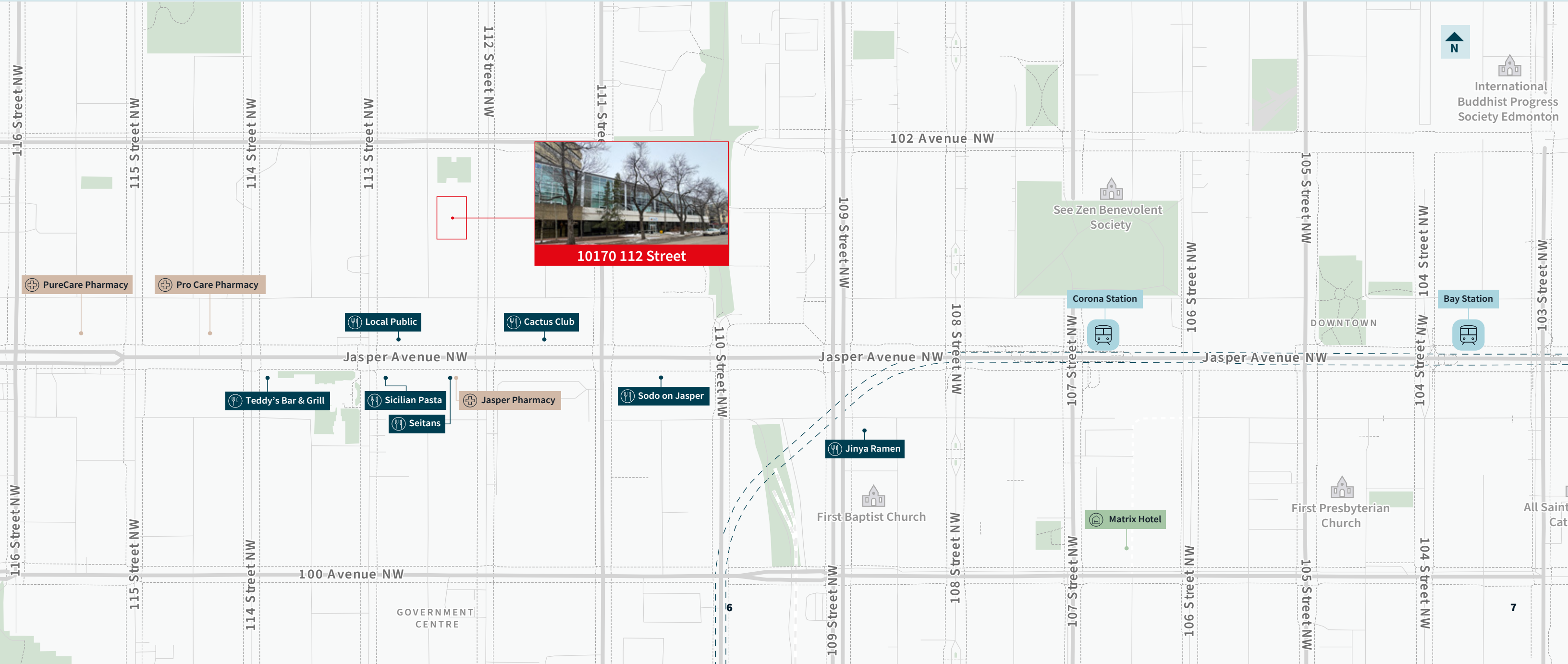
Situated on the edge of the downtown core, this location blends exceptional access with vibrant amenities. Proximity to the LRT and major roads ensures a simple commute, complemented by abundant parking. Staff and clients will enjoy being steps from the Brewery District and Oliver Square.

Daytime Population at Work
(Lab. Force 15 Yrs+)

 **38,472**
in a 1 KM radius

 **143,407**
in a 3 KM radius

 **199,252**
in a 5 KM radius





For Sublease

Newcomer Centre
10170 112 Street NW, Edmonton, AB

CHAD BODDEZ

Senior Vice President
Chad.Boddez@jll.com
+1 780 328 2567

HILLARY WILLIAMS

Associate Vice President
Hillary.Williams@jll.com
+1 780 993 3135

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.
©2026 Jones Lang LaSalle IP, Inc. All rights reserved.