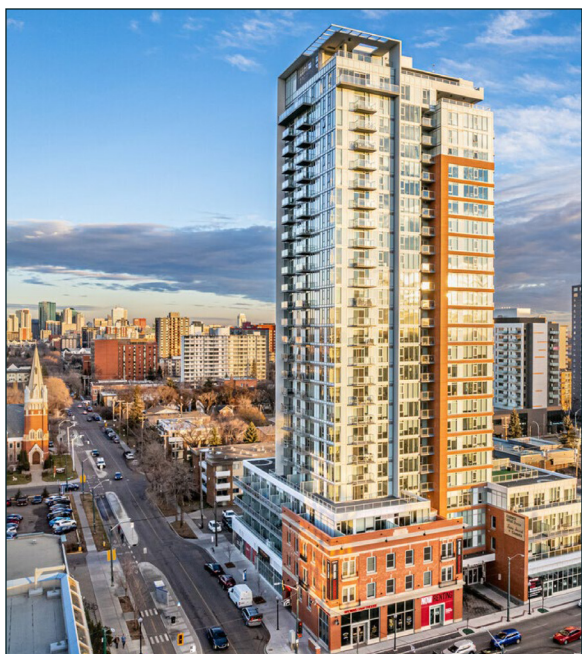




For Lease

THE MACLAREN BUILDING

**10141 124 STREET
EDMONTON, ALBERTA**



HIGHLIGHTS

The MacLaren is a mixed use residential and retail building on the corner of 124 Street and 102 Avenue. Recently built, this building blends aspects of the historic Buena Vista Building with modern architecture.

The 124 Street area consists of many shops, offices, and housing, giving the area a wide variety of consumers. Retailers will benefit from high foot traffic and a daytime population of 145,627 within 3km. Connected to major thoroughfares, transit routes, and bike lanes, The MacLaren is accessible from Downtown Edmonton, MacEwan University, and the University of Alberta.

PROPERTY DESCRIPTION

Lease Rate:	Market
Op. Costs:	\$18.40 psf est. 2025
Rentable Area:	CRU 1: 4,214 sq. ft. CRU 2: 1,207 sq. ft. CRU 3: 2,856 sq. ft.
Zoning:	DC1 - Direct Development Control
Possession:	Immediately

DEMOGRAPHICS

Demographics 2024



Population
92,792 (3km)



Household Income
\$98,069

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Suite 300, 1324 - 11 Avenue SW
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Toll Free 1.800.750.6766
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The MacLaren | 10141 - 124 Street



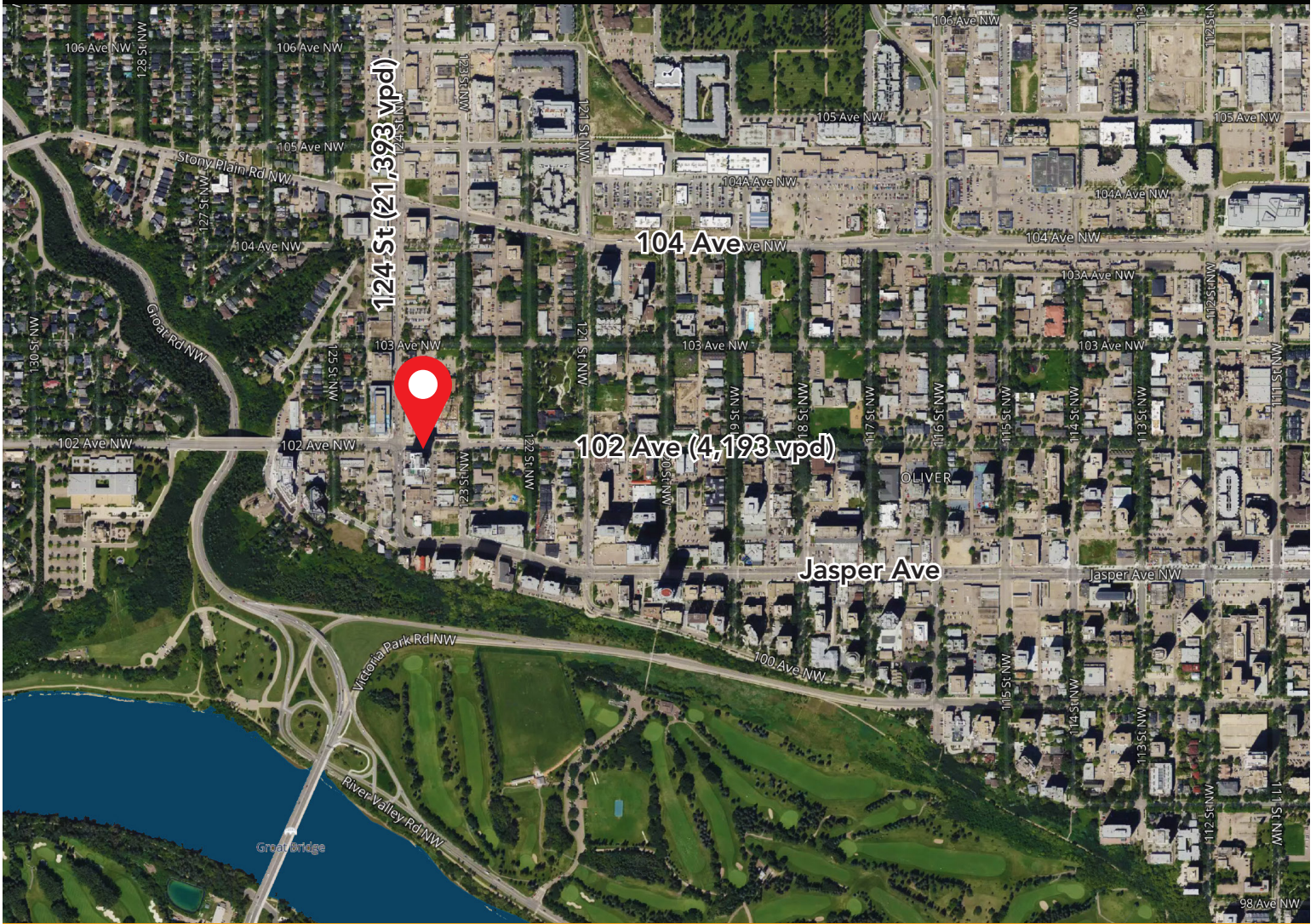
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LOCATION

10141 124 Street, Edmonton, Alberta



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