



# LEDGEVIEW BUSINESS CENTRE

Exciting renovations  
are **now in progress**,  
elevating this iconic  
downtown office space.

Lucas Leisen  
Manager, Client Solutions  
780.934.2929  
lucas@yorkrealty.ca

---

Andrew Rudzitis  
Director, Client Solutions  
587.572.3175  
andrew@yorkrealty.ca



## LOCATION & AMENITIES

---

Ledgeview Business Centre offers a prestigious address just steps from the Alberta Legislature Grounds, placing tenants in the heart of one of Edmonton's most iconic and scenic settings. The Government Centre is only a 3-minute walk away, providing effortless commuting access, while the High Level Bridge offers easy access in and out of downtown. The building also connects directly to Edmonton's river valley walking trails and The Royal Glenora club, giving professionals a scenic and active escape right outside their door. A selection of nearby coffee shops adds to the everyday convenience of this exceptional location.

Ledgeview Business Centre is home to the Butternut Tree Restaurant and Tiny Hoppers Daycare, welcoming the surrounding community and adding vibrancy and everyday convenience to the building. Tenants also benefit from a fitness center, BK9 security, an on-site building operator, and underground heated parking managed by Impark, everything needed for a safe, comfortable, and well-supported work environment.

# LOCATION

9707 110 St NW  
Edmonton, AB T5K 2L9

## ACCESS

Easy access to  
High Level Bridge

## BASE RENT

Market

## OP COSTS

\$17.56 PSF  
(2026 estimate)



# A COMPLETE TRANSFORMATION

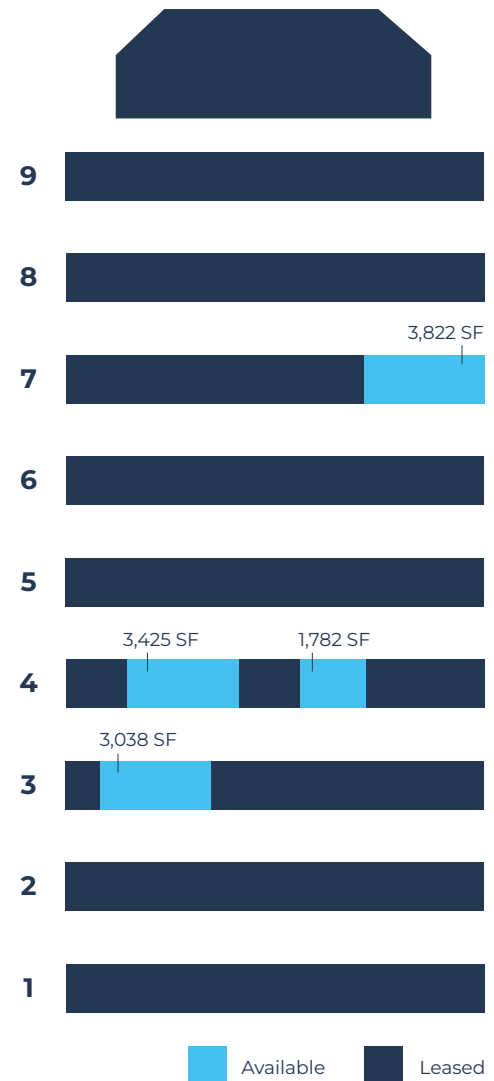
As we renovate the building, we plan to modernize the look and feel. We are currently upgrading the lobby, elevators and converting a portion of the second floor into a dynamic gym. We will also replace all exterior windows to give the building a brighter, more welcoming look.

## AVAILABILITY

Ledgeview Business Centre has an array of lease options available immediately, as well as opportunities to come. Talk to us today to see what works best for you.

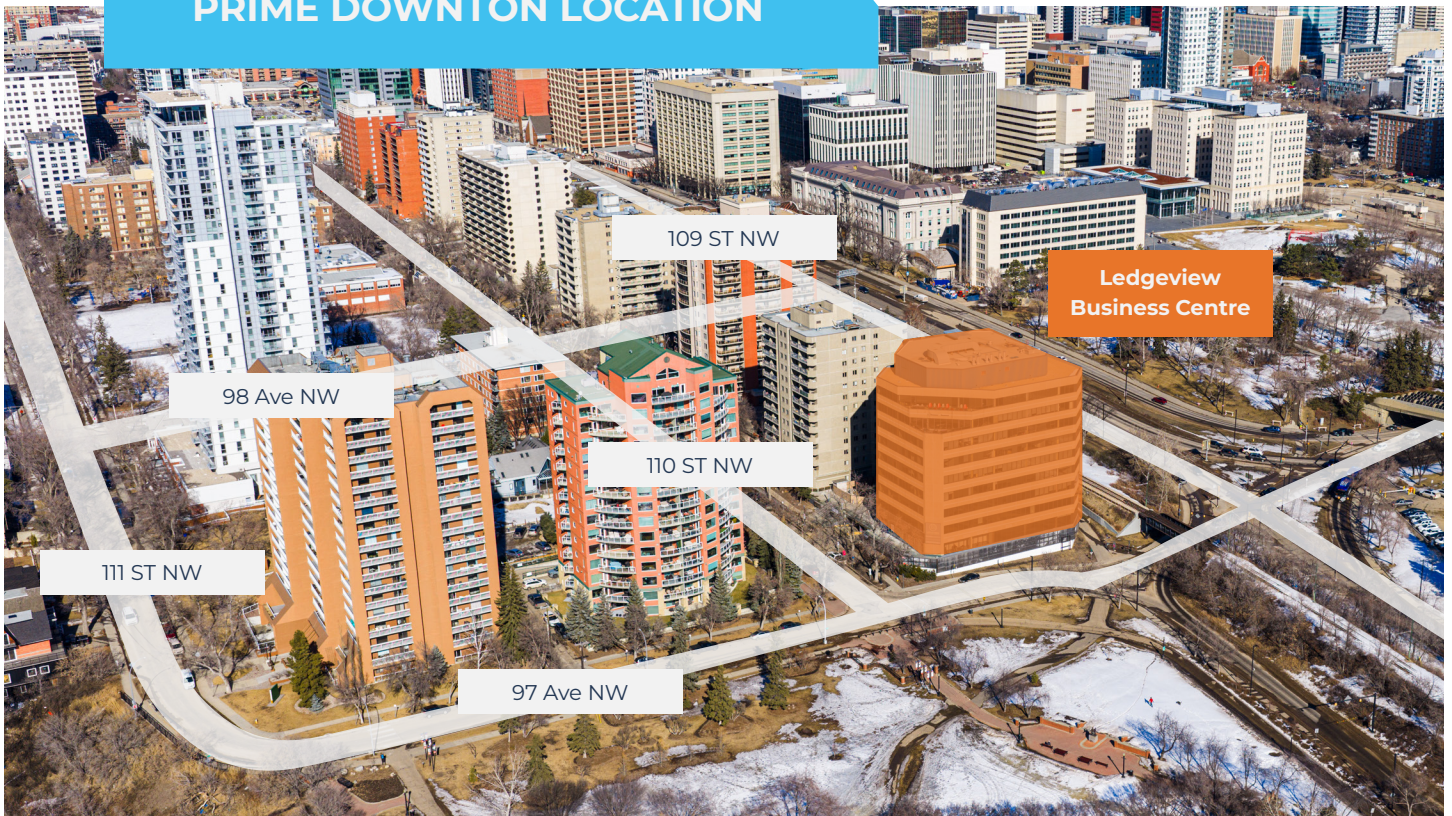
Suite #	Available Spaces	Operating Costs PSF (2026 Estimate)
Suite 328	3,038 SF	17.56
Suite 406	3,425 SF	17.56
Suite 410	1,782 SF	17.56
Suite 701	3,822 SF	17.56

**Parking:** Available - Subject to Negotiation





## PRIME DOWNTOWN LOCATION



## LOCATION HIGHLIGHTS



**Alberta Ledge Grounds**  
250 m (4 Min Walk)



**Government Centre**  
270 m (3 Min Walk)



**Nearest Bus Stop**  
190 m (3 Min Walk)



**Stopgap Coffee**  
280 m (4 Min Walk)



**High Level Bridge**  
Easy Access



**Edmonton's River Valley**  
Connectivity to walking trails  
and The Royal Glenora Club



## BUILDING FEATURES



**Butternut Tree  
Restaurant**



**On-site  
Building Operator**



**Fitness Centre**



**Tiny Hoppers  
Daycare**



**BK9 Security**



**Underground  
Heated Parking  
Managed by Impark**

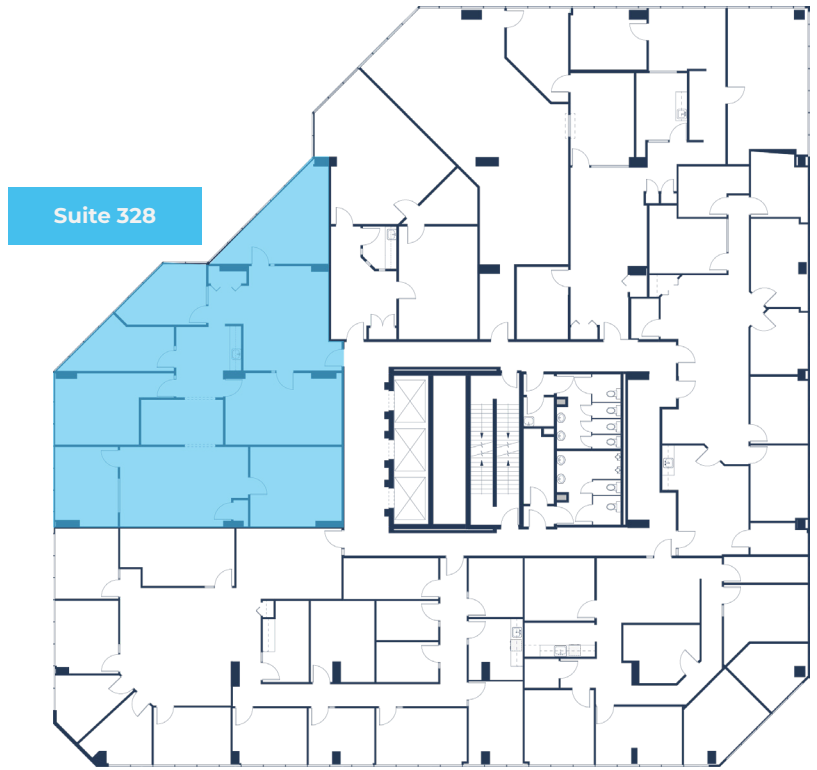
# FLOOR PLANS

## 3<sup>RD</sup> FLOOR

### Suite 328

3,038 SF

---

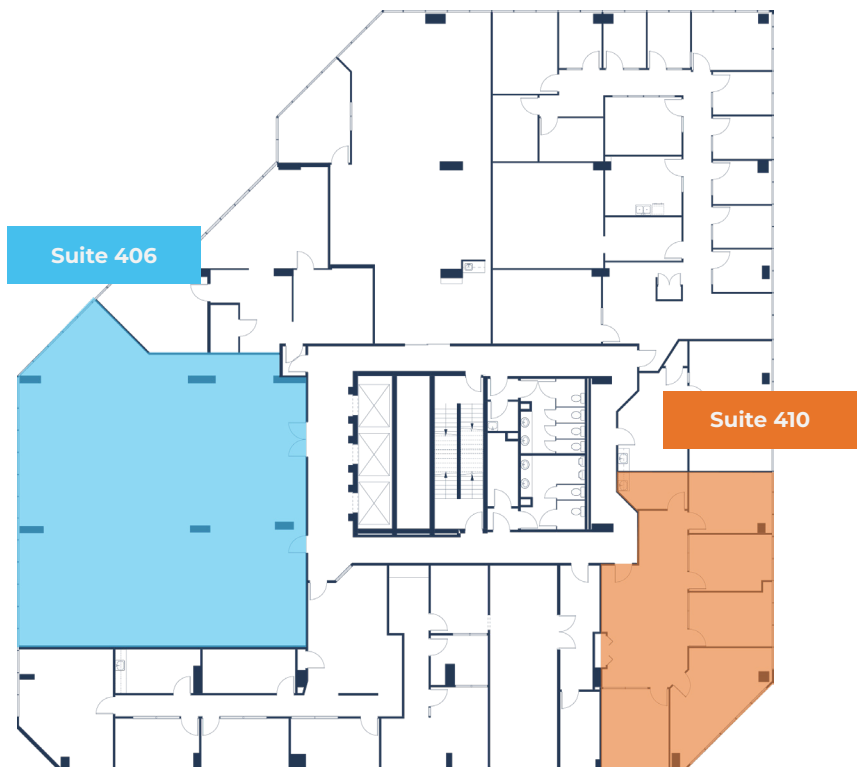


## 4<sup>TH</sup> FLOOR

### Suite 406

3,424 SF

---



### Suite 410

1,782 SF

---

**7<sup>TH</sup> FLOOR**

**Suite 701**

3,822 SF

---

Suite 701



# LEDGEVIEW BUSINESS CENTRE

Lucas Leisen

Manager, Client Solutions

780.934.2929

lucas@yorkrealty.ca

---

Andrew Rudzitis

Director, Client Solutions

587.572.3175

andrew@yorkrealty.ca

