

# BELJAN BLOCK

3,759 SF second floor creative space + an additional  
1,421 SF third floor with rooftop patio  
available for lease in Whyte Avenue, Edmonton



**Beljan**



# BELJAN BLOCK



## BUILDING FEATURES

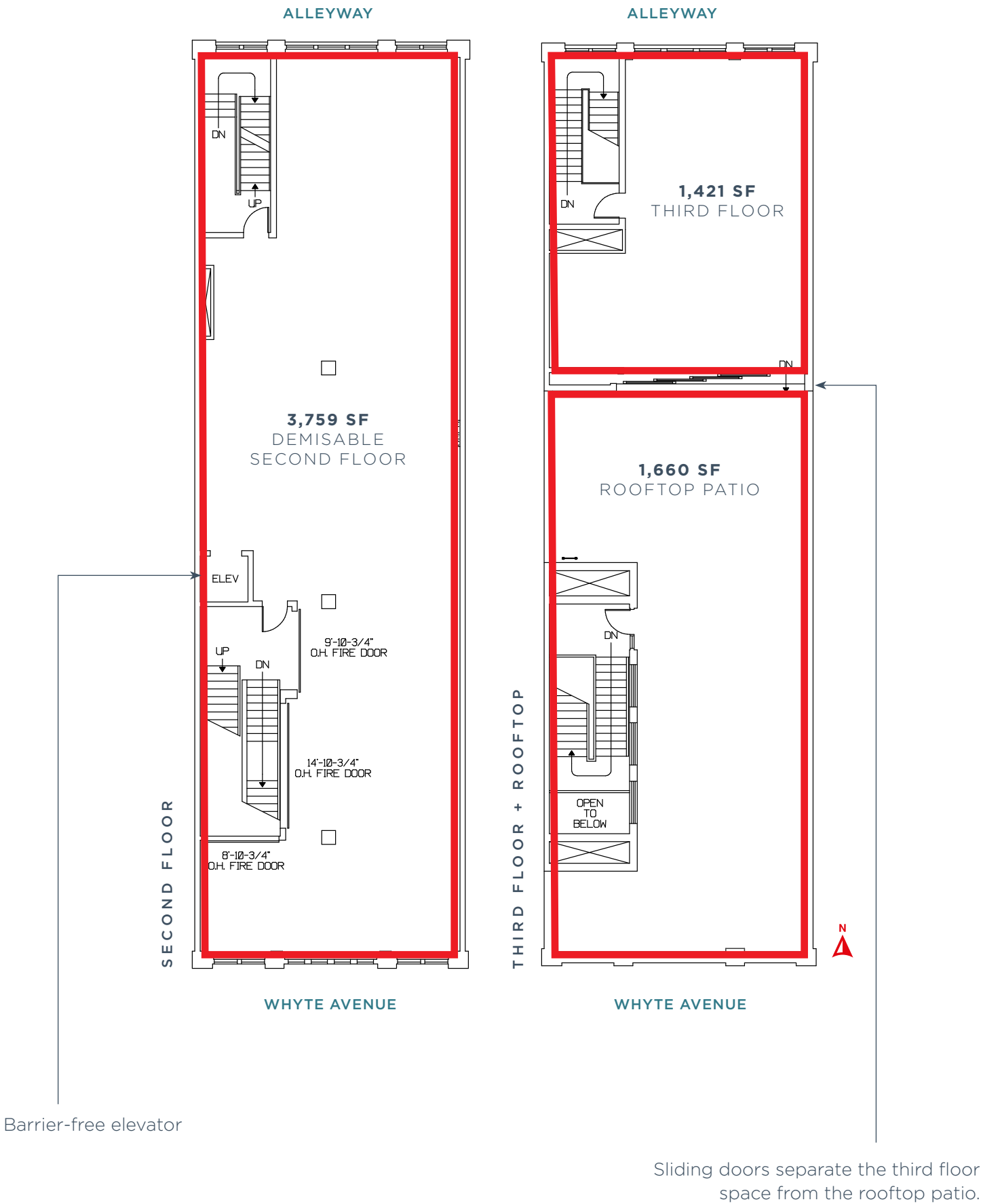
Address	10330 82 Avenue, Edmonton
Sizes	<b>Second Floor</b> 3,759 SF*
	<b>Third Floor</b> 1,421 SF
	<b>Rooftop Patio</b> 1,660 SF
Lease Rate	\$20.00 - \$23.00 PSF
Operating Costs	\$15.00 PSF
TIA	Negotiable
Exterior Signage	Yes, negotiable Naming rights available

\*Demising options available

- Three floors of mixed-use retail and office space: Main floor retail is occupied by John Fluevog and Sugared & Spiced while the 2<sup>nd</sup> and 3<sup>rd</sup> floor are currently shell space
- Extensive exterior and interior renovations
- Beautiful brick and concrete interior, wooden staircase, and steel railings create character commercial space
- Large windows allow for great natural sunlight
- Spacious south facing rooftop patio



## SPACE LAYOUT





PUT YOUR BUSINESS ON THE MAP

- Situated just north of 82 Avenue (Whyte Avenue) and immediately west of Gateway Boulevard

Direct exposure to Whyte Avenue, Edmonton's prominent street with thousands of vehicle and foot traffic per day

Surrounded by a plethora of amenities, from shops, restaurants, coffee shops, night clubs, parks, and various professional services

Accessible to several transit routes and bicycle infrastructure



Dining

- Cacao 70
- Dorinku Tokyo
- El Cortez
- Have Mercy
- Holy Roller
- Hudson's
- La Boule Patisserie
- Malt and Mortar
- Meat
- MKT
- Nudoru Ramen
- PIP
- The Next Act
- The Pint
- Under The High Wheel
- Situation Brewing

Coffee Shops

- Block 1912 Cafe & Bakery
- Da Capo
- Remedy Cafe
- Second Cup
- Starbucks
- The Woodrck Cafe
- Tim Horton's

Banking

- ATB Financial
- Bank of Montreal
- CIBC
- Royal Bank of Canada
- Scotiabank
- TD Canada Trust

Fitness

- Anytime Fitness
- Aradia Fitness
- Orangetheory Fitness
- Pilates EQ
- Sattva School of Yoga
- Xtend Barre
- YEG Cycle Spin Studio

Tech/Creative Neighbours

- AM/FM
- Beamdog
- Darkhorse Analytics
- Incite
- Keeran Networks
- Lift Interactive
- The Met Agency

STRATHCONA ALLEY ENHANCEMENTS



Beljan Block is among one of the several buildings on Whyte Avenue impacted by the **Strathcona Backstreet Project**—a complete overhaul of the back alley within the block bounded by Whyte Avenue, Calgary Trail, 83 Avenue and Gateway Boulevard.

The revitalization will activate the back alley, bringing more life to the area, which will ultimately create safer space, more storefronts and attract pedestrians. The proposed plan includes decorative pavement, overhead lighting, public seating areas and landscaping.



Conceptual renderings only | Sketches obtained from the City of Edmonton [website](#)



**DESIGN A SPACE**  
that reflects your brand



SECOND FLOOR



SECOND FLOOR



THIRD FLOOR



THIRD FLOOR



VIEW FACING WHYTE AVE



ROOFTOP PATIO

**OPEN SPACE LAYOUT**  
that fosters collaboration  
and productivity



**ROOFTOP PATIO**  
a place for your next  
conference call



**ENCOURAGE TEAM BUILDING**  
somewhere other than the office



**ATTRACT AND RETAIN**  
great talent







# BELJAN BLOCK

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