



SUBSTATION 600

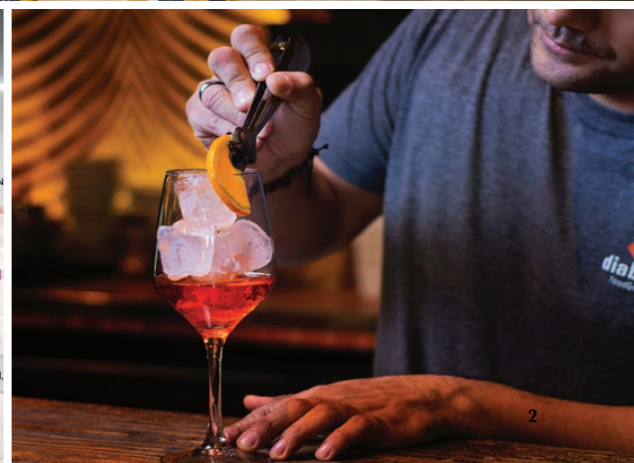
10637 - 124 STREET NW

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CONNECTING CHARACTER AND COMMUNITY

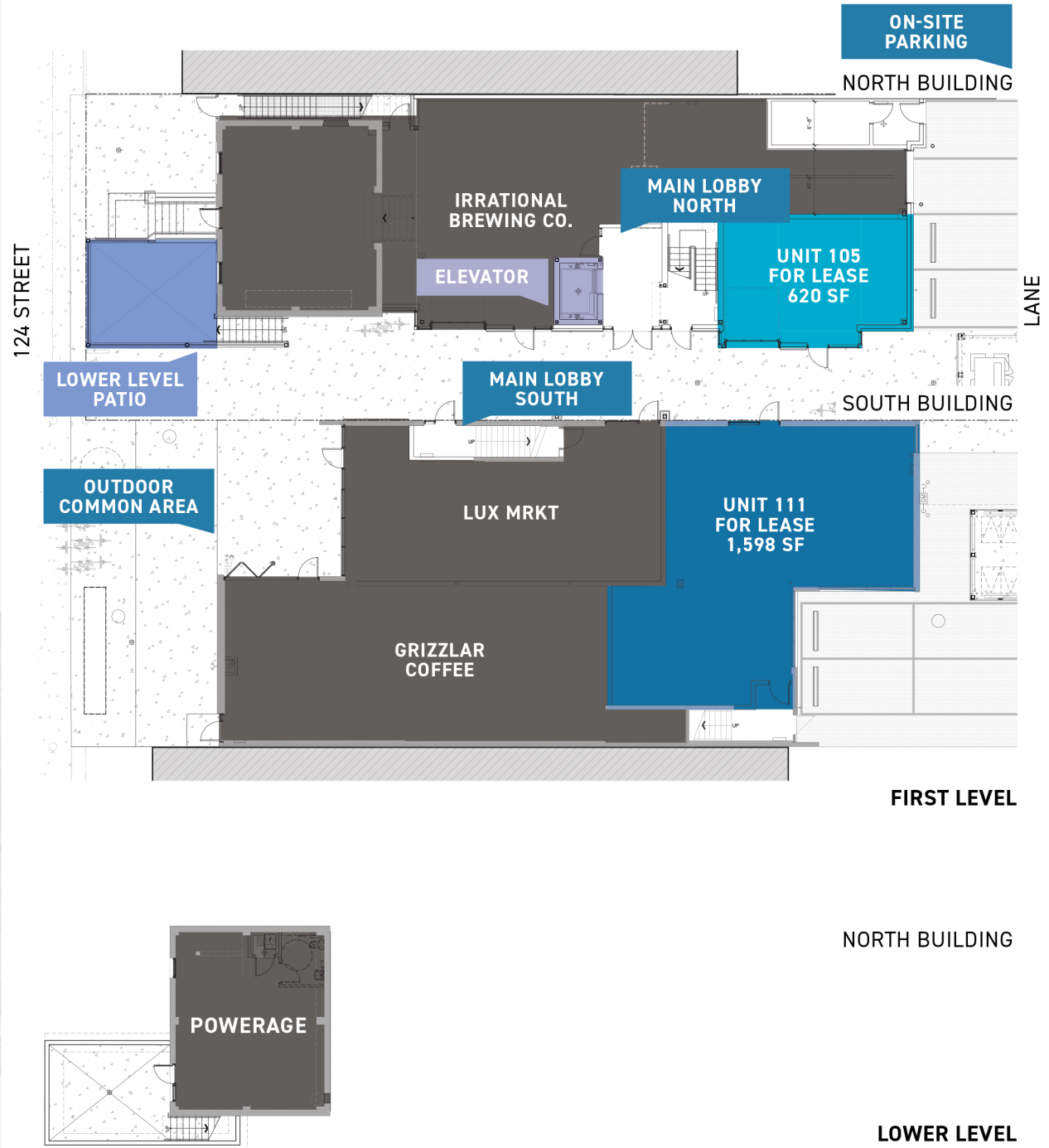
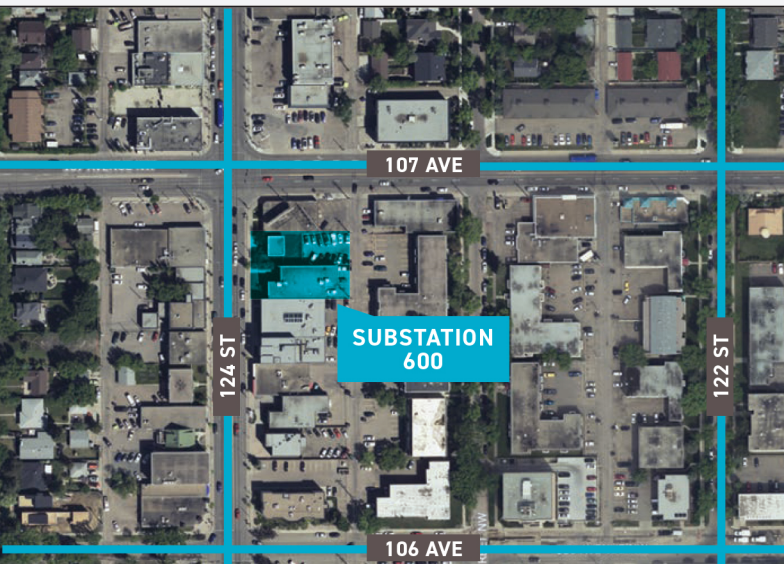
Substation 600 has been designed as a place for people to gather, entertain and collaborate. It will provide space to accommodate collection of retail uses that will thrive off the energy of 124 Street.



BUILDING FEATURES

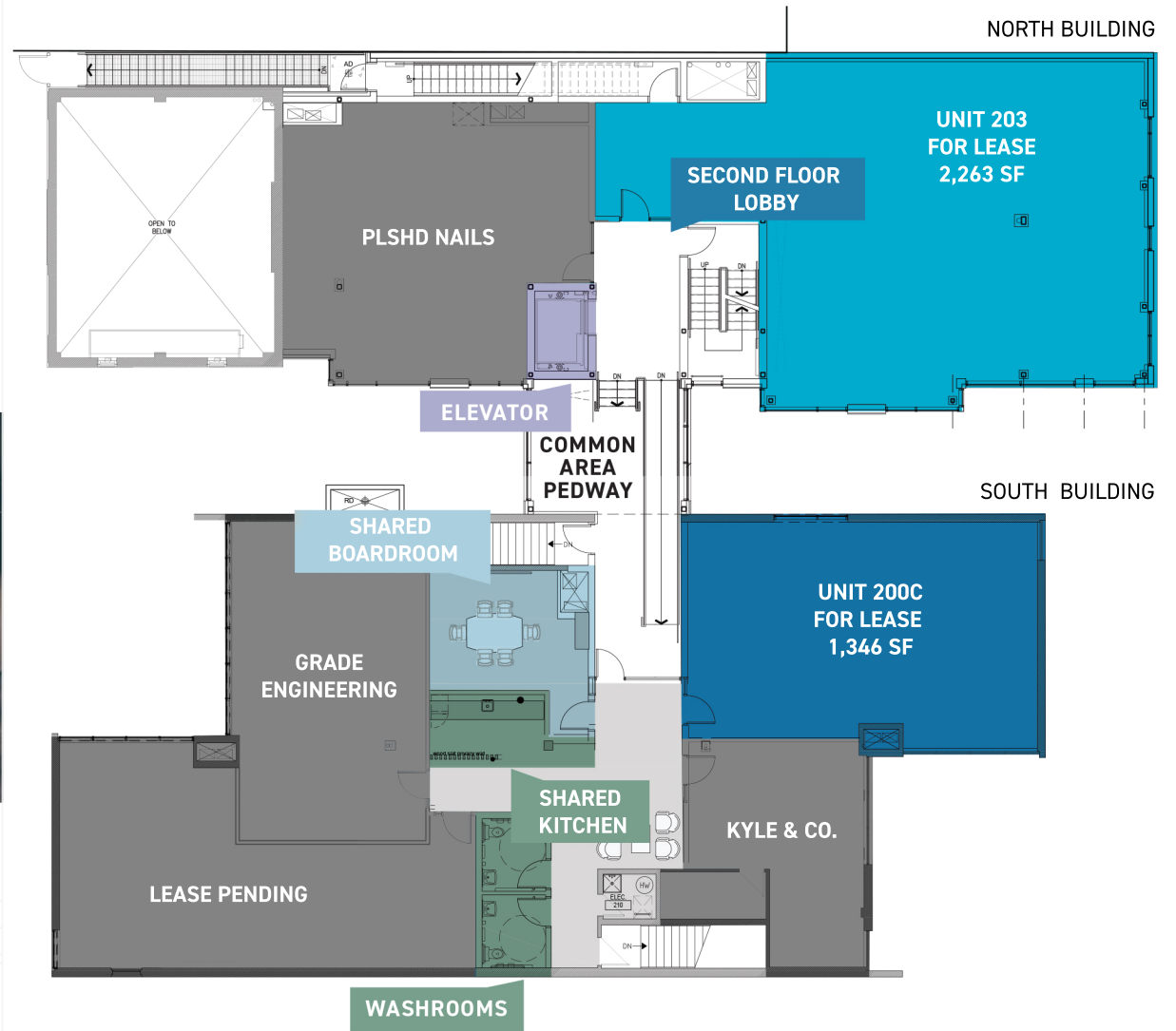
SPACE AVAILABLE	600 SQ. FT. - 2,400 SQ. FT.
LEASE RATE	Market Rate
OP COSTS	\$12.50/ SF

- Retention and reuse of the Art Deco inspired historical electrical substation building.
- Central outdoor common area.
- Elevator access.
- Private rooftop patio.
- Limited on-site parking.



OFFICE COLLECTIVE FLEX SPACE

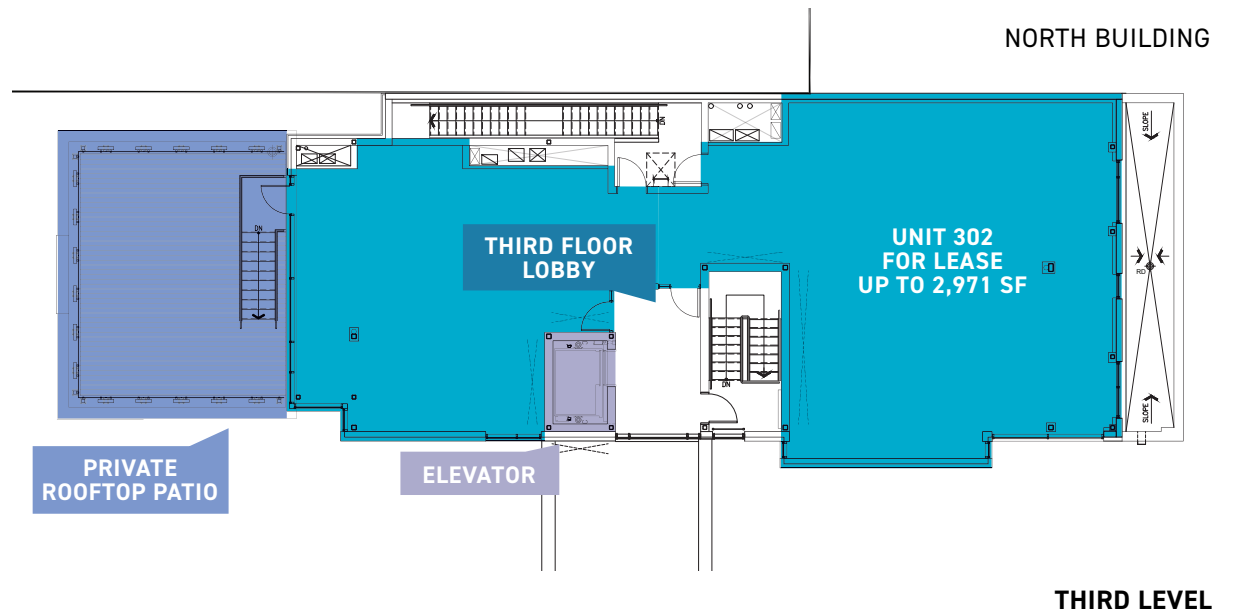
Designed to foster creativity, productivity and innovation, the office collective is ideal for today's modern entrepreneurs. This area has been carefully designed to provide private office spaces with shared common amenities and boardrooms.



SECOND LEVEL

OFFICE & PROFESSIONAL SERVICES OPPORTUNITY

The third floor of Substation allows for a large, traditional office space. It boasts high ceilings as well as huge windows to maximize unobstructed views of downtown Edmonton and the west of 124 Street. Additionally, this space offers a dedicated west facing rooftop patio presenting an opportunity



JOIN THE COLLECTIVE

We take pride in supporting local businesses and startups that create special places and a unique identity for Edmonton. Our success comes from the tenants within our buildings and we are here to make their dreams come into success stories.



Crawford Block



Tipton Investment Building



Oliver Exchange

FIND POTENTIAL WHERE NO ONE ELSE EVEN LOOKS



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One of our core mandates at Beljan is to create a better Edmonton. We strive to build architecturally prominent buildings that highlight the best of the city while still holding true to the fabric of each individual community. We connect people, homes, and businesses into communities that are lively, social, and walkable. After all, the life blood of a city is made up of people, not buildings.