

| FREESTANDING DOWNTOWN BUILDING |
10420 103 AVENUE | EDMONTON | AB
RETAIL FOR LEASE



SHORT-TERM LEASE OPPORTUNITY
ALONG 104 STREET PROMENADE

- ±3,000 SF short-term lease at below market rates
- Excellent exposure along 104 Street and 103 Avenue
- Built out office space
- 27 surface parking stalls 5 of which are covered
- Ceiling, lighting, HVAC distribution and washrooms in place
- Elevator and wheelchair accessibility in place
- Connectivity to Edmonton's 104 Street Promenade, Rogers Place and the Downtown core

ERIC SLATTER

Partner

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| OMADA-CRE.COM

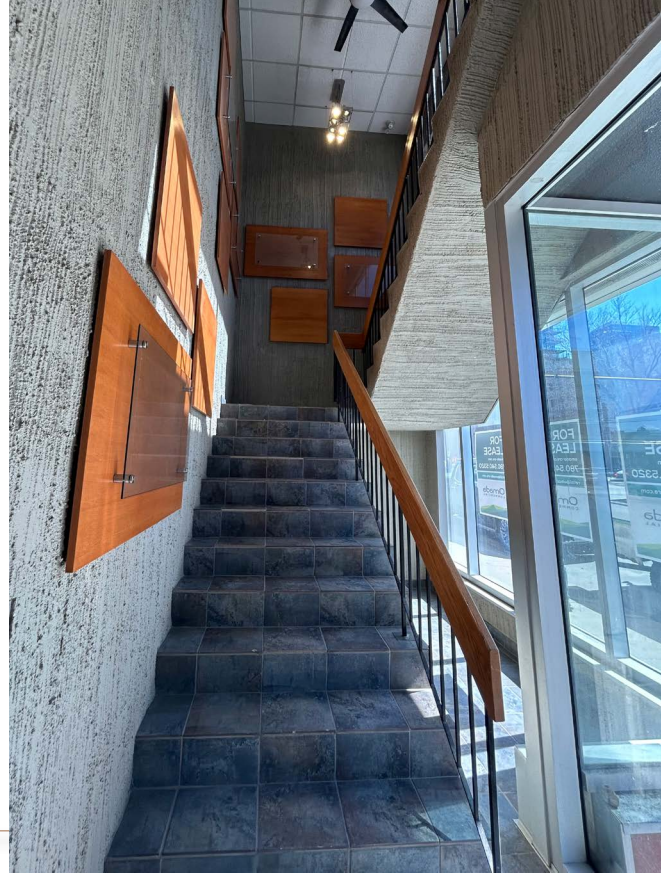
| 780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	±3,000 SF
Available	Summer 2024
Municipal	10420 103 Avenue, Edmonton, AB
Legal	Lot 171-2, Block 4, Plan NB1
Access	103 Avenue & 104 Street
Zoning	Heritage Area Zone (HA) Special Area Downtown (Overlay)
Lease	Short Term
Gross Rent	Below Market
Parking	27 Total surface parking stalls (5 covered)
Signage	Fascia on South wall
Tenant Mix	JANA



2ND FLOOR PLAN



PREMISES FEATURES

- Windows along West and South walls
- Reception
- Front entry
- Wheelchair accessibility
- Reception Area
- Kitchen
- Washrooms
- Boardroom
- Offices

OPPORTUNITY TO LEASE 3,000 SF IN THE HEART OF DOWNTOWN

THIS FORMER TECH OFFICE
IS SITUATED IN THE HEART
OF DOWNTOWN EDMONTON,
ON THE CORNER OF 104
STREET AND 103 AVENUE.

Located along the 104 Street Promenade this building sits among the many restaurants, cafes, retailers and local businesses that line the street.

Just a quick walk from the Rogers Place arena, this property benefits from being up close to the action of surrounding events, concerts and hockey nights. During the summer months the 104 Street Market is right outside the front door, attracting over 18,000 visitors to the area every Saturday. New high rise condos, developed within the last few years, have also increased the residential density in the neighborhood tremendously.



FREESTANDING BUILDING



SHORT TERM AT BELOW
MARKET RATES

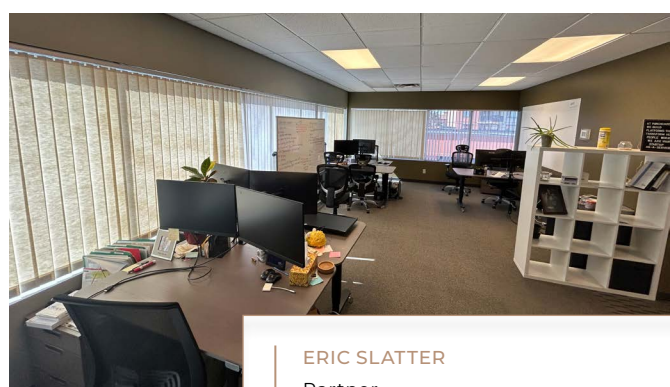
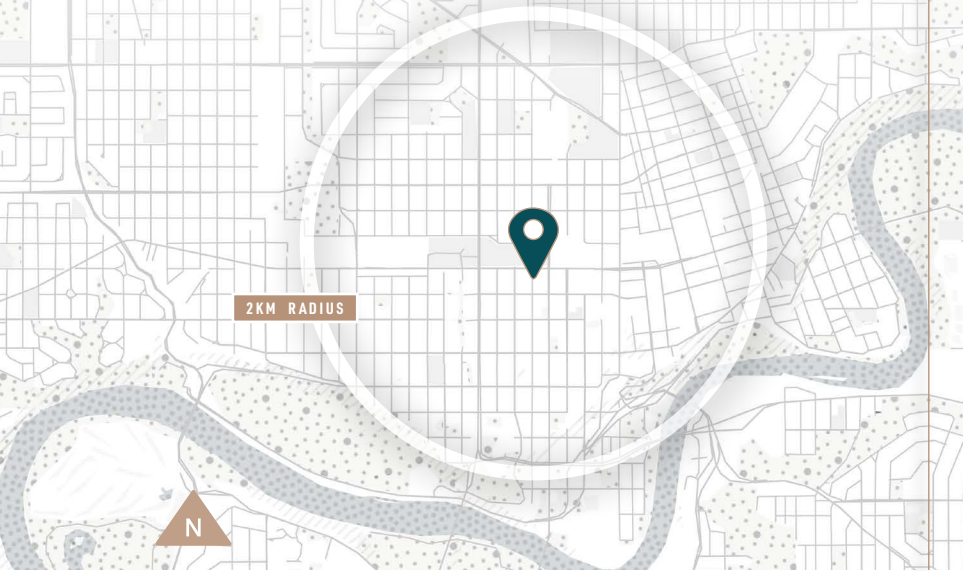


27 SURFACE PARKING STALLS



IDEALLY SITUATED

10420 103 AVENUE | EDMONTON | AB



[POPULATION]

58,309 residents

132,508 daytime population

8.8% growth (2018-2023)

21.4% projected growth (2023-2028)

[INCOME]

Average household income of \$85,641

25.9% of households earn \$60,000 to \$100,000

27.8% of households earn more than \$100,000

[TRAFFIC]

3,800 VPD on 103 Avenue

3,400 VPD on 104 Street

[AGE]

0-19 yrs = 9.3%

20-39 = 46.9%

40-59 yrs = 22.6%

6+ yrs = 21.0%

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