

OLIVER EXCHANGE

12021 102 Avenue NW, Edmonton, AB

1,337 SF

RETAIL / OFFICE FOR LEASE

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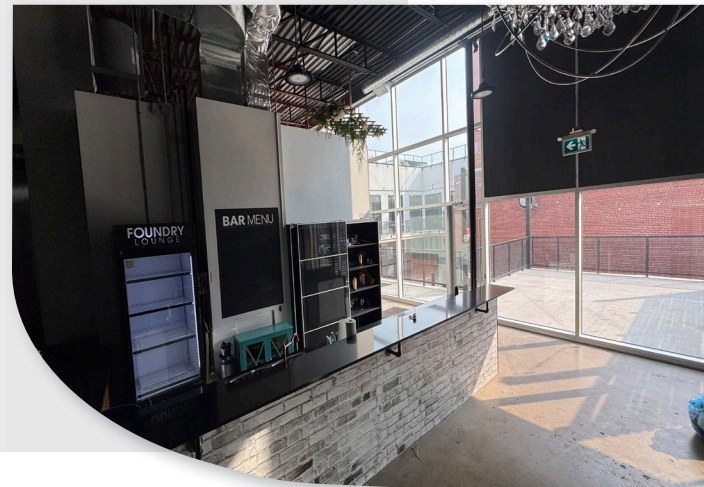
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- **Historic loft-style second floor retail/office space for lease**
- Thoughtfully redeveloped character building located in the heart of Oliver
- Highly accessible, with excellent connectivity to both car, public transit and active modes of transportation
- Centrally positioned, with a daytime population of 62,000 living and working within a 2 km radius
- Join Odd Company Brewery, Iconoclast Coffee, Brio Bakery and more

PROPERTY FEATURES

Vacancy	1,337 SF 2,218 SF (PENDING)
Available	Immediately
Municipal	12021 102 Avenue NW, Edmonton, AB
Legal	Plan 1723133, Block 20, Lot 17A
Zoning	Direct Development Control Provision (DC1 (19662))
Basic Rent	Negotiable
Op Costs	\$11.37 CAM \$5.64 Property Tax \$17.01 PSF (2026. est)
Utilities	Separately metered
Parking	± 11 surface stalls, scramble street parking

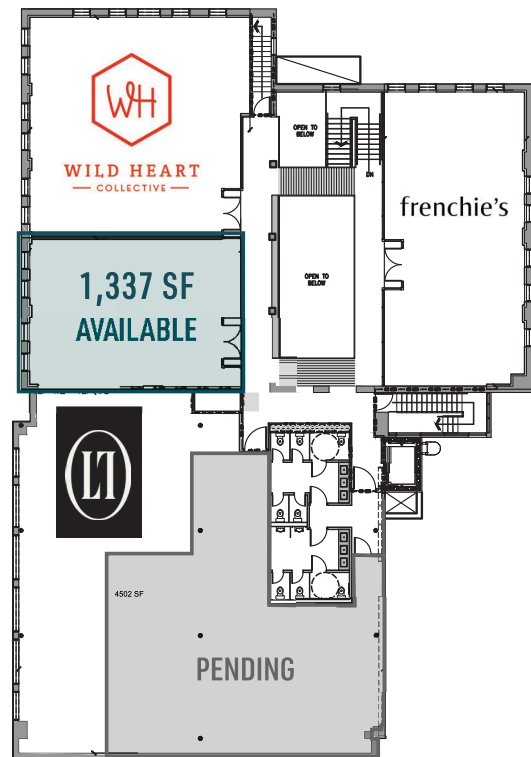


SITE PLAN

MAIN FLOOR



SECOND FLOOR



THE OPPORTUNITY

The Oliver Exchange Building is a beautifully restored heritage landmark located at the intersection of 121 Street and 102 Avenue in Edmonton's vibrant Oliver (Wìhkwèntòwin) neighbourhood. Originally built in 1913 as the West End Telephone Exchange and expanded in 1949, this two-storey brick structure has been thoughtfully redeveloped to preserve its historic character while offering modern commercial spaces. Completed in 2018, the building now features $\pm 21,000$ square feet of mixed-use space, blending original architectural details with contemporary finishes, high ceilings, and natural light. Its central atrium, updated systems, and flexible layouts make it ideal for a variety of tenants.

Today, the Oliver Exchange is home to a curated mix of local businesses including Iconoclast Coffee Roasters, Brio Bakery, Odd Company Brewing, and several creative studios and retail shops. With its walkable location, excellent transit access, and a daytime population of over 62,000 people within a 2 km radius, the building serves as a dynamic community hub that encourages connection, creativity, and collaboration.



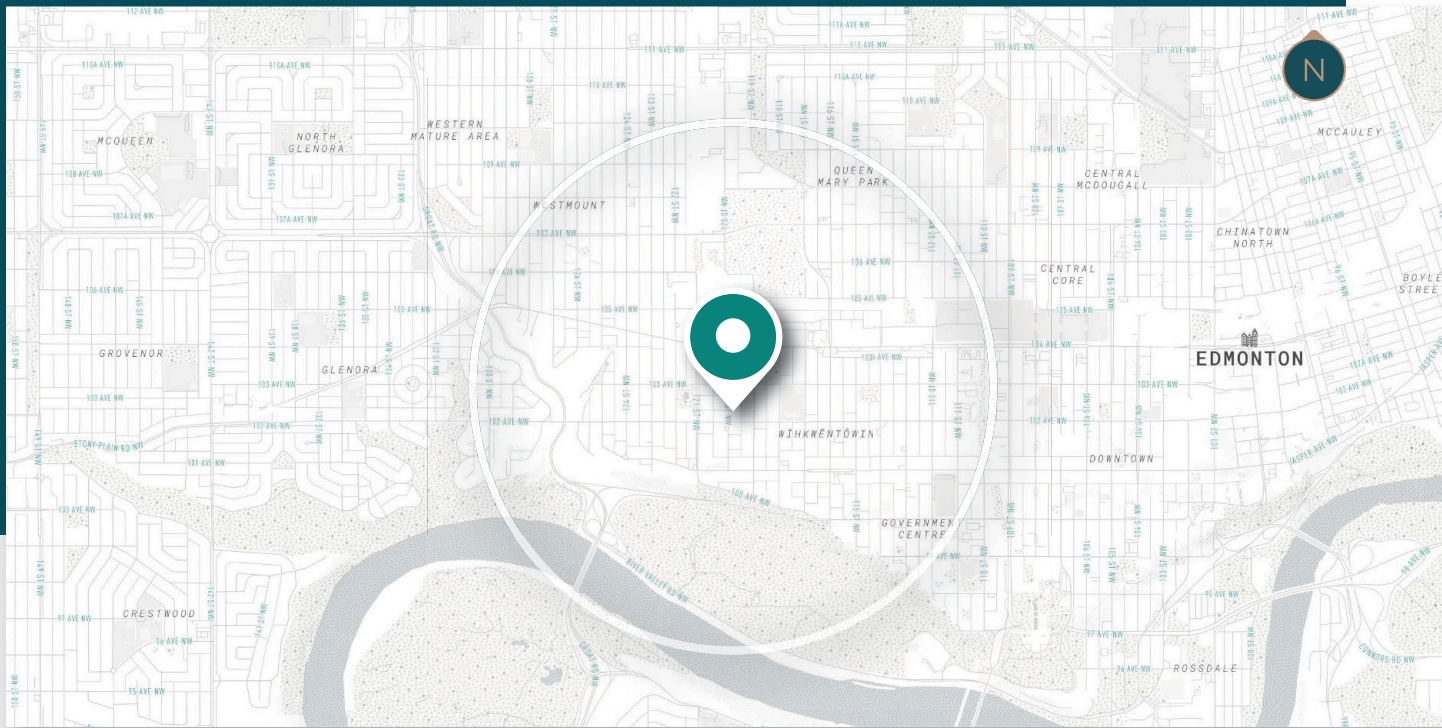
48,418 RESIDENTS
LIVE WITHIN A
2 KM RANGE



5 MINUTE WALK FROM
BREWERY DISTRICT, JASPER
AVENUE AND 124TH STREET



LOCATED ALONG
THE 102 AVENUE
BIKE LANE



AREA DEMOGRAPHICS

2 KM RADIUS

61,966

DAYTIME POPULATION

48,418 residents
12.5% growth (2019-2024)
20.2% projected growth (2024-2029)

45.5%

20-39 YRS

0-19 yrs = 10.7%
40-59 yrs = 22.0%
60+ yrs = 21.5%

\$95,078

AVERAGE HOUSEHOLD INCOME

26.7% earn \$60-100,000
30.0% earn \$100,000+

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