

## OLIVER EXCHANGE

12021 102 Avenue NW, Edmonton, AB

1,669 SF - 2,395 SF  
NEIGHBOURHOOD CENTRE

# RETAIL / OFFICE FOR LEASE

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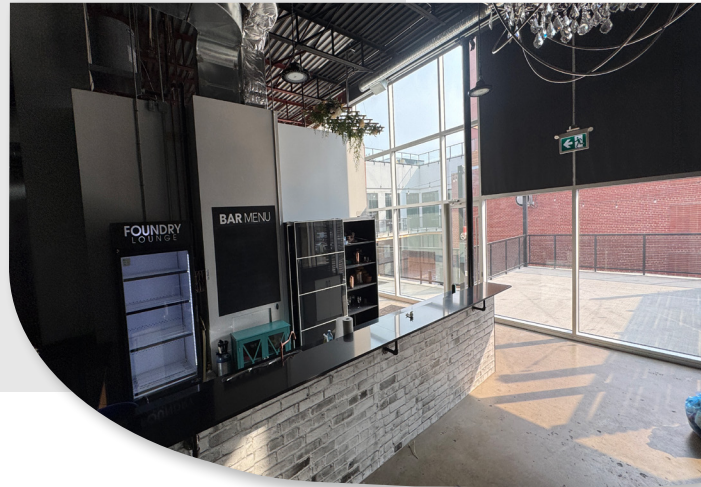
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- **Fully fixtured restaurant and historic loft-style second floor retail/office space for lease**
- Thoughtfully redeveloped character building located in the heart of Oliver
- Highly accessible, with excellent connectivity to both car, public transit 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

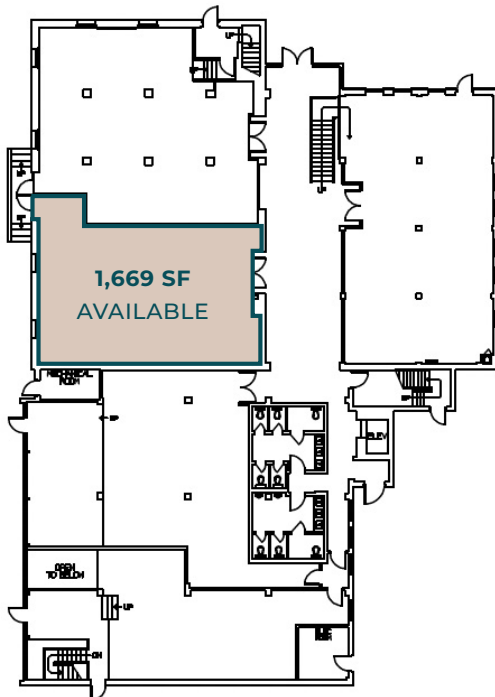
# PROPERTY FEATURES

Vacancy	Main floor: 1,669 SF (fixtured restaurant) Second Floor: 2,395 SF
Available	Immediately
Municipal	12021 102 Avenue NW, Edmonton, AB
Legal	Plan 1723133, Block 20, Lot 17A
Zoning	<a href="#">Direct Development Control Provision (DC1 (19662))</a>
Basic Rent	Negotiable
Op Costs	\$11.37 CAM \$5.64 Property Tax \$17.01 PSF (all 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.



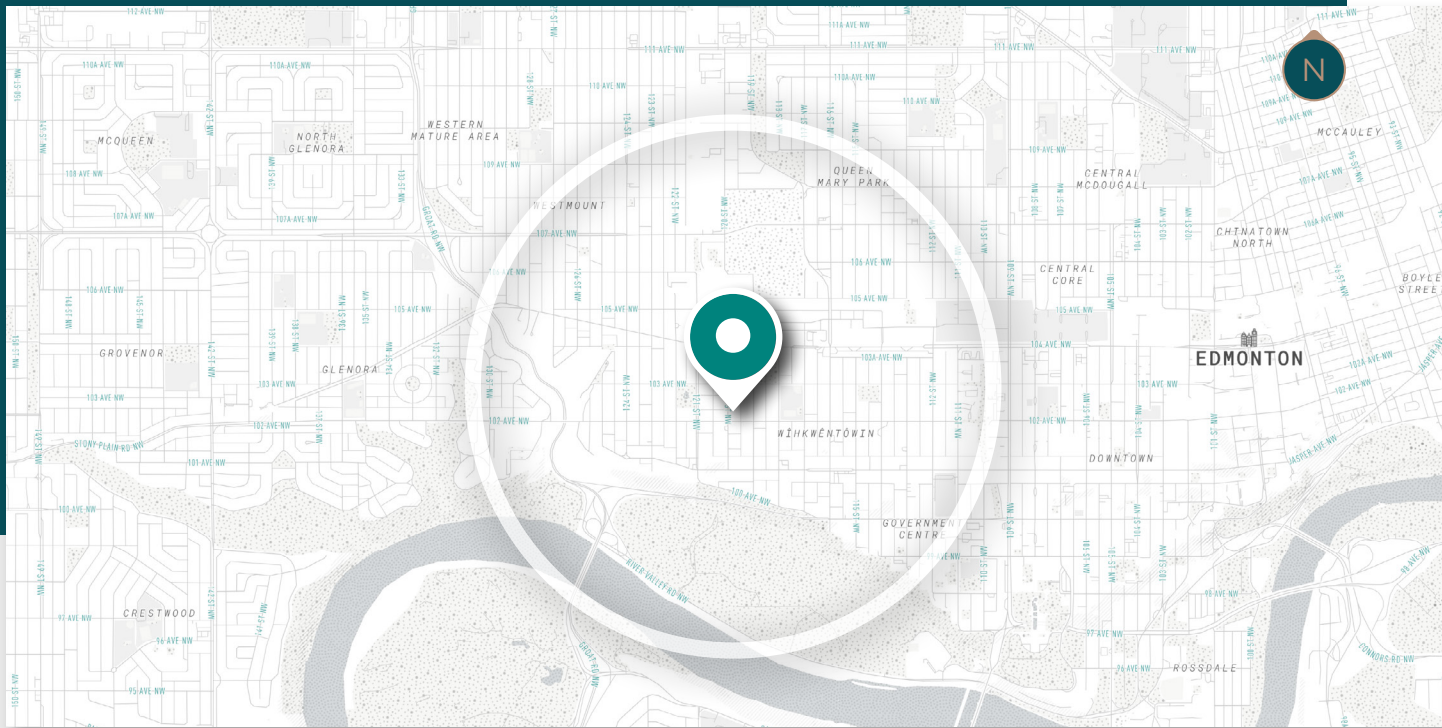
48,418 RESIDENTS  
LIVE WITHIN A  
2KM RANGE



5 MINUTE WALK FROM  
BREWERY DISTRICT, JASPER  
AVENUE AND 124<sup>TH</sup> 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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