



HISTORICAL BRICK OFFICE SPACE

EDMONTON'S PREMIER OFFICE/RETAIL LIFESTYLE DEVELOPMENT

The Edmonton Brewery District, the best attributes of
a suburban office campus in a central location.



**AVISON
YOUNG**



104 AVENUE & 121 STREET

Building

EDMONTON, AB

11

Suburban Office Campus in a Downtown Location

● OFFICE LEASE OPPORTUNITY

Building

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ABOUT EDMONTON BREWERY DISTRICT

Edmonton Brewery District offers a unique leasing opportunity through the provision of new retail and commercial office space. Located at the intersection of 104th Avenue and 121 street, just minutes from the downtown core, the development offers...

BEST OF EVERYTHING

- Downtown location and amenities with suburban benefits

EXPOSURE

- High profile signage rights available

PUBLIC TRANSIT

- Direct access to the future LRT expansion line and major bus routes

AMENITIES

- Countless retail amenities directly on site, as well as in close proximity, including restaurants, GoodLife Fitness, Loblaws City Market, Starbucks, Davids Tea, Shoppers Drug Mart, TD Bank, Ice District, & Arts District

CREDIBILITY

- Proven, market leading multinational owners/developers/managers with long term holding perspective



LEASING DETAILS

PARKING:

Up to 3.4 stalls per 1,000 sf leased
(mix of surface & underground, at market rates)

SIGNAGE:

Building and Pylon signage available

FINANCIAL PACKAGE:

Competitive offering; call for details



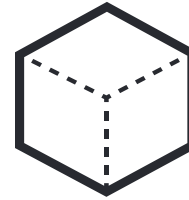
2nd Floor:

Up to 8,820 sf



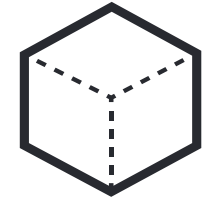
3rd Floor:

Up to 4,828 sf



4th Floor:

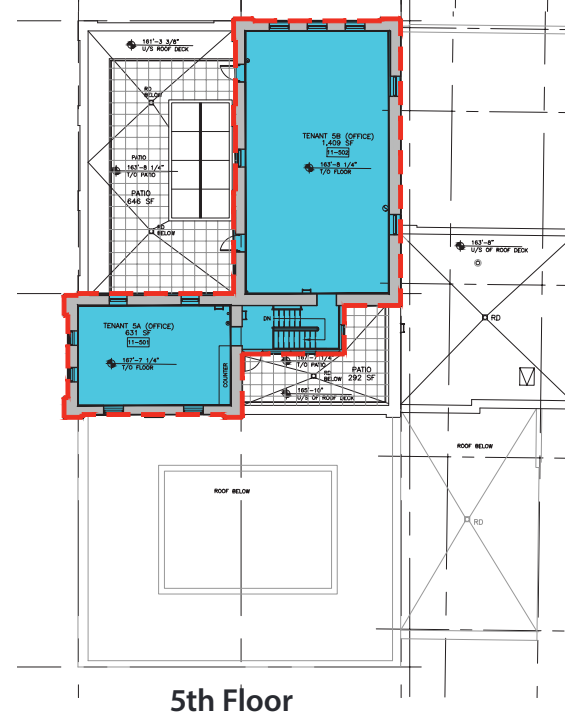
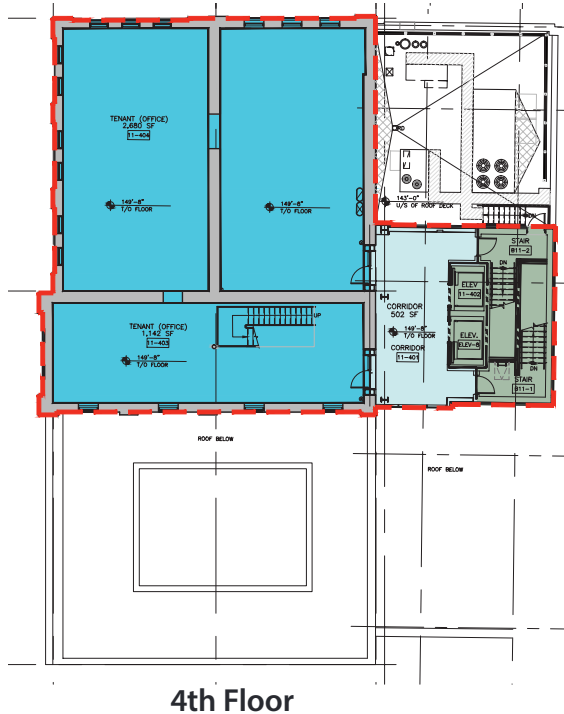
Up to 4,828 sf



5th Floor:

Up to 2,216 sf

At least a portion of the 4th floor must be leased with the entire 5th floor due to staircase - elevator access to 4th floor only.



Exclusive Patio off 5th Floor

Subdivision options available

Building

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Real Estate
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Peter Schwann, Principal
780.429.7563
peter.schwann@avisonyoung.com

avisonyoung.com

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