

# 10110 104 STREET | EDMONTON | AB OFFICE FOR LEASE



EXTERIOR SIGNAGE AVAILABLE

SHOW SUITES UNDERWAY



## HIGH EXPOSURE OFFICE SPACE FOR LEASE

- ± 35,368 SF of demisable office space across two floors
- Located on the major intersection of Jasper Avenue and 104th Street providing quick access to Edmonton Ice District and the Financial Core
- Secure building access and underground parking available
- Flexible floor plan in shell condition primed for total customization

**CAM PICKETTS**  
Partner | Broker  
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# PROPERTY FEATURES

10110 104 STREET | EDMONTON | AB

**Vacancy** Unit 201: ± 21,442 SF  
Unit 302: ± 13,926 SF  
Total: ± 35,368 SF

**Available** Immediately

**Municipal** 10110 104 Street, Edmonton, AB

**Legal** Lot 127A, Block 4, Plan 0721254

**Zoning** [Jasper Avenue Main Street  
Commercial Zone \(JAMSC\)](#)

**Basic Rent** Negotiable

**Op. Costs** \$14.14 PSF (2023 est.)

**Utilities** Separately metered

**Parking** 1 stall per 1,500 SF  
\$250.00 per stall / month



SHELL CONDITION

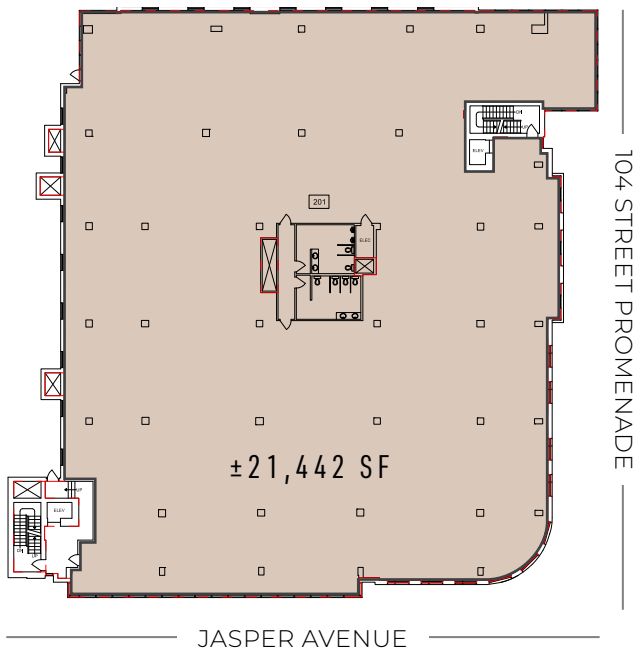


EXCELLENT EXPOSURE

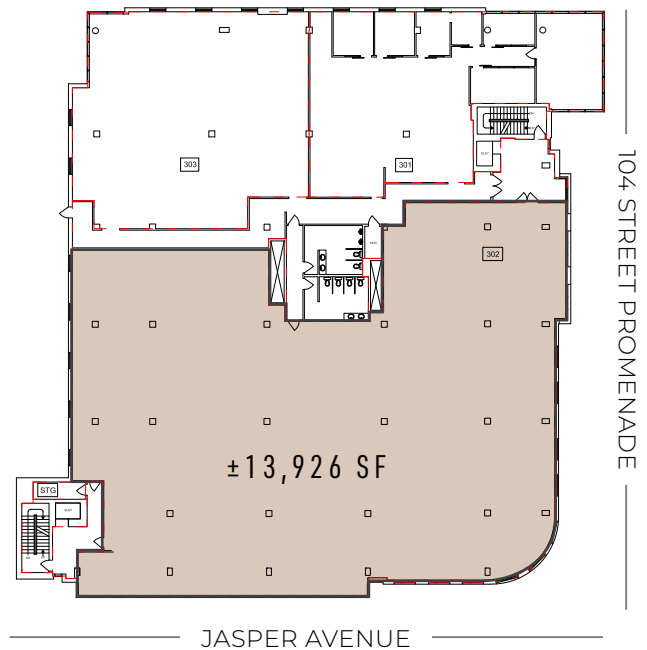


TRANSIT ACCESSIBLE

UNIT 201



UNIT 302

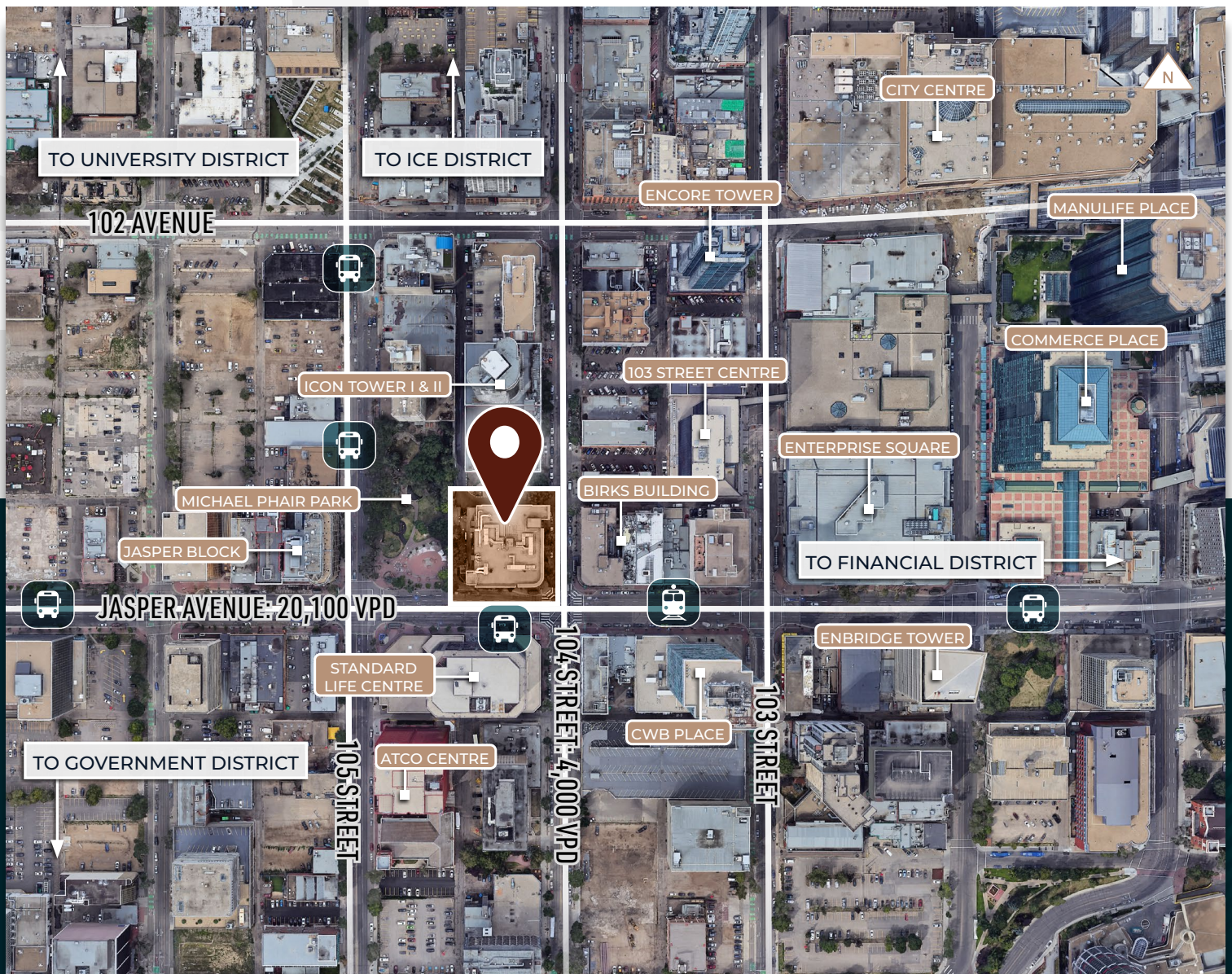


UP TO  
±35,368 SF

# OPPORTUNITY TO LEASE CUSTOMIZABLE OFFICE SPACE WITH HIGH EXPOSURE

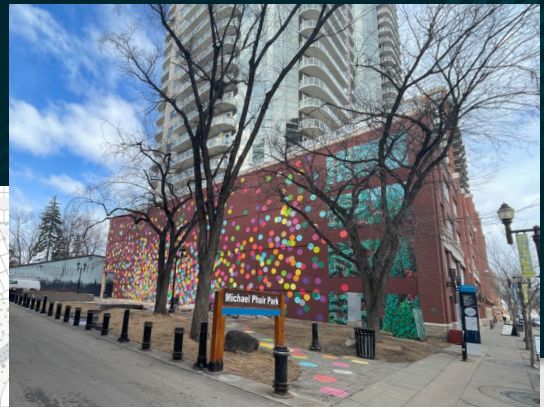
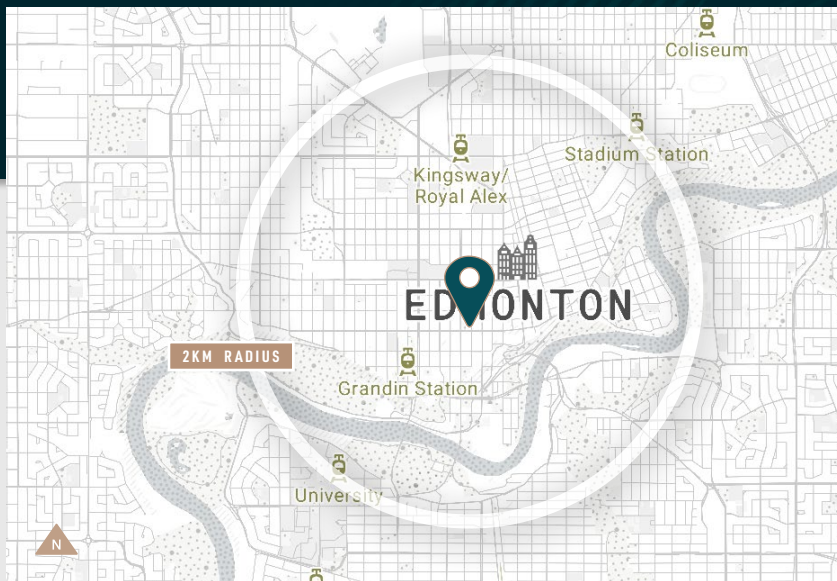
LOCATED AT THE ENTRANCE INTO THE 4TH STREET PROMENADE, CECIL PLACE PROVIDES THE OPPORTUNITY TO CREATE A FULLY CUSTOMIZABLE WORKPLACE IN THE HEART OF DOWNTOWN.

This high-profile location is within walking distance to several amenities including restaurants, coffee shops, fitness studios, professional services, and much more. Cecil Place is highly accessible by public transit, with multiple bus stops along Jasper Avenue and the Bay/Enterprise Square LRT across the street. Don't miss out on this fantastic opportunity to generate max exposure for your business.



# IDEALLY SITUATED

10110 104 STREET | EDMONTON | AB



**+ 20,100 VPD ON JASPER AVENUE**

## [ POPULATION ]

58,471 residents

123,859 daytime population

9.9% growth (2016-2022)

18.4% projected growth (2022-2027)

## [ AGE ]

0-19 yrs = 8.4%

20-39 yrs = 47.4%

40-59 yrs = 23.6%

60+ yrs = 20.7%

## [ INCOME ]

Average household income of \$89,396

24.1% of households earn \$60,000 to \$100,000

28.0% of households earn more than \$100,000

## [ TRAFFIC ]

20,100 VPD on Jasper Ave

4,000 VPD on 104th Street

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