



**CUSHMAN &
WAKEFIELD**
Edmonton

SMALL UNIT ON 104 STREET!

FOR LEASE

ICON TOWER II

10150 104 Street,
Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
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cwedm.com

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PROPERTY OVERVIEW

- Exciting opportunity to join the unique and vibrant area of 104th Street.
- Join boutique operators including, Credo, Black Pearl Restaurant, Misoya, Kelly's Pub, Seoul Fried Chicken, Bite of Brazil, Bottega, DOSC and many others!
- Strategically located within the heart of one of the most walkable areas of the downtown core.
- Easy and convenient access to Jasper Avenue and the Ice District.
- High exposure signage opportunities available.
- HA Heritage Area Zoning allows for a large variety of uses.

LEGAL DESCRIPTION

Plan 0828363, Block 209

ZONING

Heritage Area Zone (HA)

NEIGHBOURHOOD

Downtown

SIZE

1,248 SF

UTILITIES

Metered separately

AVAILABLE

Immediately

LEASE RATE

Market

ADDITIONAL RENT

Icon Tower I: \$19.69 per SF
(2023)

Icon Tower II: \$18.34
(2023)



DEMOGRAPHICS



POPULATION

1km	3km	5km
19,806	109,227	217,872



AVERAGE INCOME

1km	3km	5km
\$77,369	\$55,683	\$61,088



HOUSEHOLDS

1km	3km	5km
11,607	58,847	106,072



VEHICLES PER DAY

22,900 on Jasper Avenue

ICON TOWER II: 1,248 SF AVAILABLE



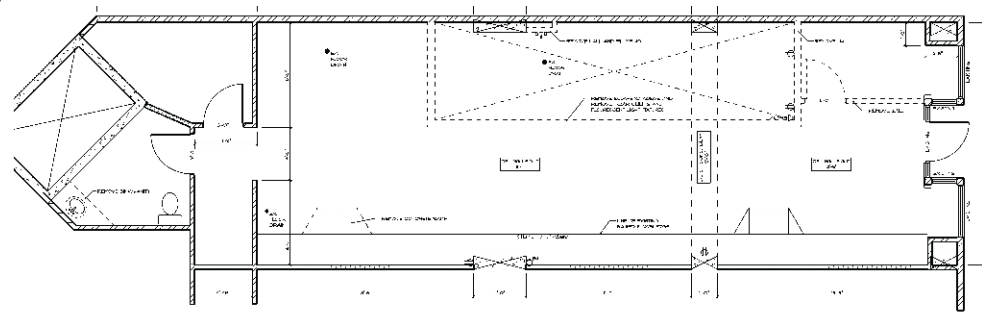
ICON TOWER I: FULLY LEASED!



PROPERTY PHOTOS



FLOOR PLAN



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