FOR LEASE

ICON TOWER II

10150 104 Street,
Edmonton, AB

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Jordan Murray
Senior Associate
780 429 9399
jordan.murray@cwedm.com

Devan Ramage
Associate
780 702 9479
devan.ramage@cwedm.com

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)
IconTower II: $18.34 (2023)

Map labels: ROGERS PLACE, HOME AND AWAY, JW MARRIOT, 104 AVENUE, BAIJIU, CAMPIO, ICE DISTRICT, 104 STREET, FOX TOWER 1&2, SITE, JASPER AVENUE

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

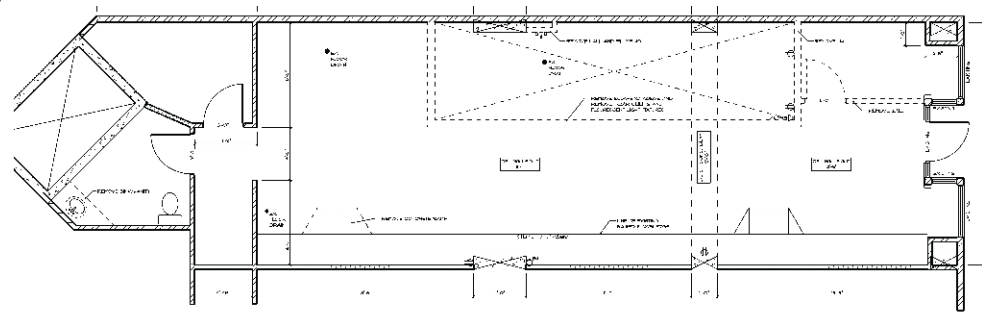ICON TOWER I: FULLY LEASED!

Aisle 24
CONVENIENTLY SMART CONVENIENTLY SIMPLE

1,847 SF LEASED

FLOOR PLAN

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Edmonton

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