

FOR LEASE

## ICON TOWER II

10150 104 Street,  
Edmonton, AB

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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



1,060 SF LEASED



1,847 SF LEASED



1,248 SF AVAILABLE

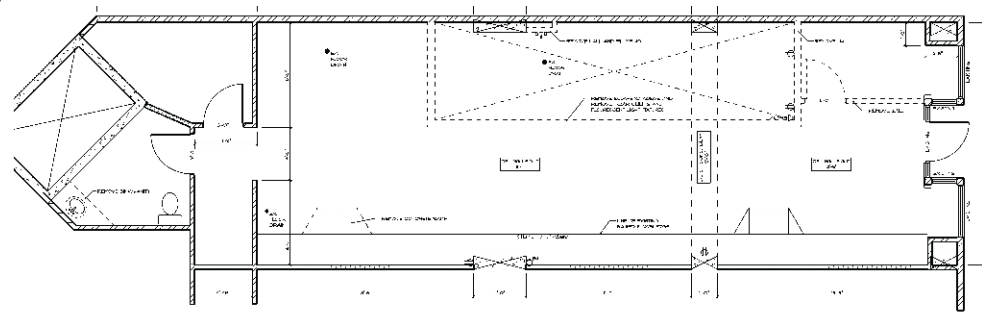




# PROPERTY PHOTOS



## FLOOR PLAN



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WAKEFIELD**  
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