



Birks Building

10113 104 Street NW Edmonton, AB

Highlights

Historic Building on
Iconic 104 St

200-2,684 SF
options available

Amenities

Conference Room

Additional Storage
Suites

Immediate Availability

Co tenants include
Jacks Burger Shack,
Obj3cts, Tzin Devine
Wines

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MELCOR
melcor.ca

Birks Building

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Availabilities

4						
3		336 sf		738 sf		
2	2,686 sf	332 sf	487 sf	392 sf	493 sf	
1	2,831 sf					

Asking Rent	Market Rent
Additional Rent	Retail \$15.34 Office \$16.89
TI	Suite dependent, contact agent
Amenities	Conference Room, Additional Storage Suites
Available Parking	Adjacent above ground parkade
Availability	Immediate

Available Leased



Property Details



Asking Rent

Market Rent



On-site, professional building management by Melcor REIT

Additional Rent

Retail \$15.34 / sq. ft.
Office \$16.89 / sq. ft.



Walk Score 100: Walker's Paradise
Daily errands do not require a car

Parking

Adjacent above ground parkade



Transit Score 87: Direct access to LRT and major bus routes

TIA

Suite dependent, contact agent

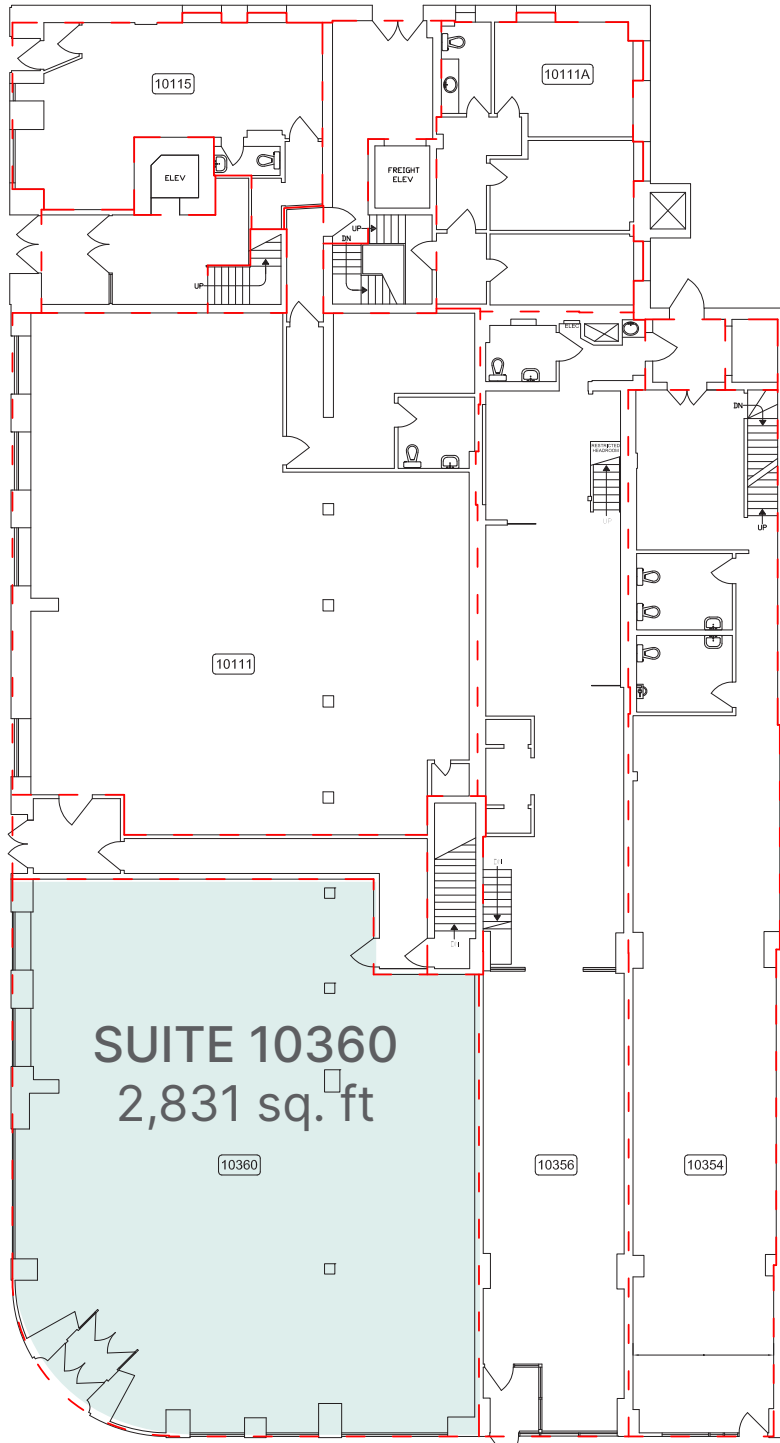


Bike Score 91: Daily errands can be accomplished on a bike

Unit(s)	Area (sq.ft.)	Comments
10360	2,831	Main floor retail space available, prominent exposure to 104 Street and Jasper Ave
200	2,686	Beautiful open concept space with
215	332	Reception area and 2 offices
217	487	Open concept, East facing windows
222	392	Reception area and 1 office
250	493	Jasper ave facing unit, open concept
313	336	Reception area, 2 offices and a kitchenette area
346	738	Reception area and 2 offices

Main Floor

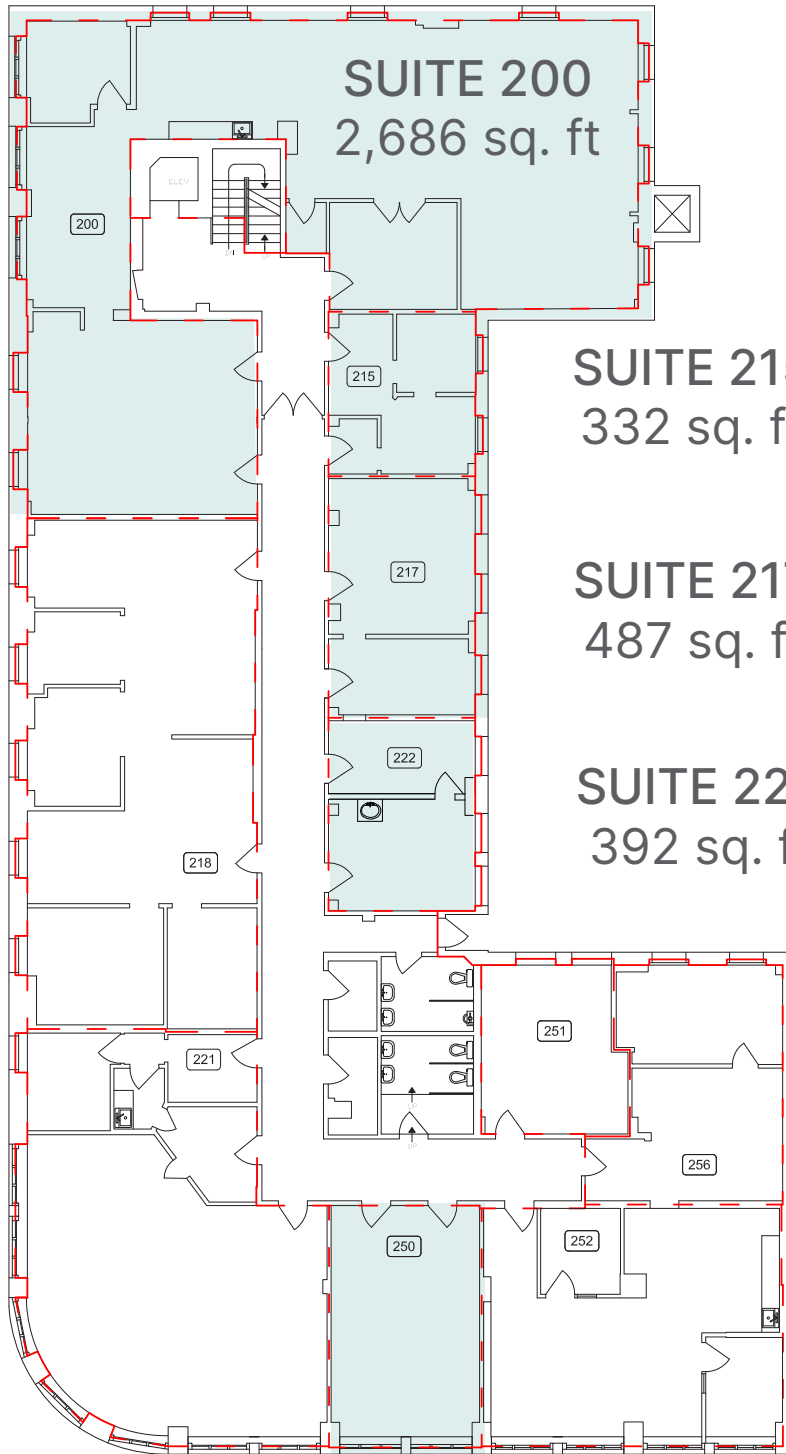
SUITE 10360 | 2,831 sq. ft





Second Floor

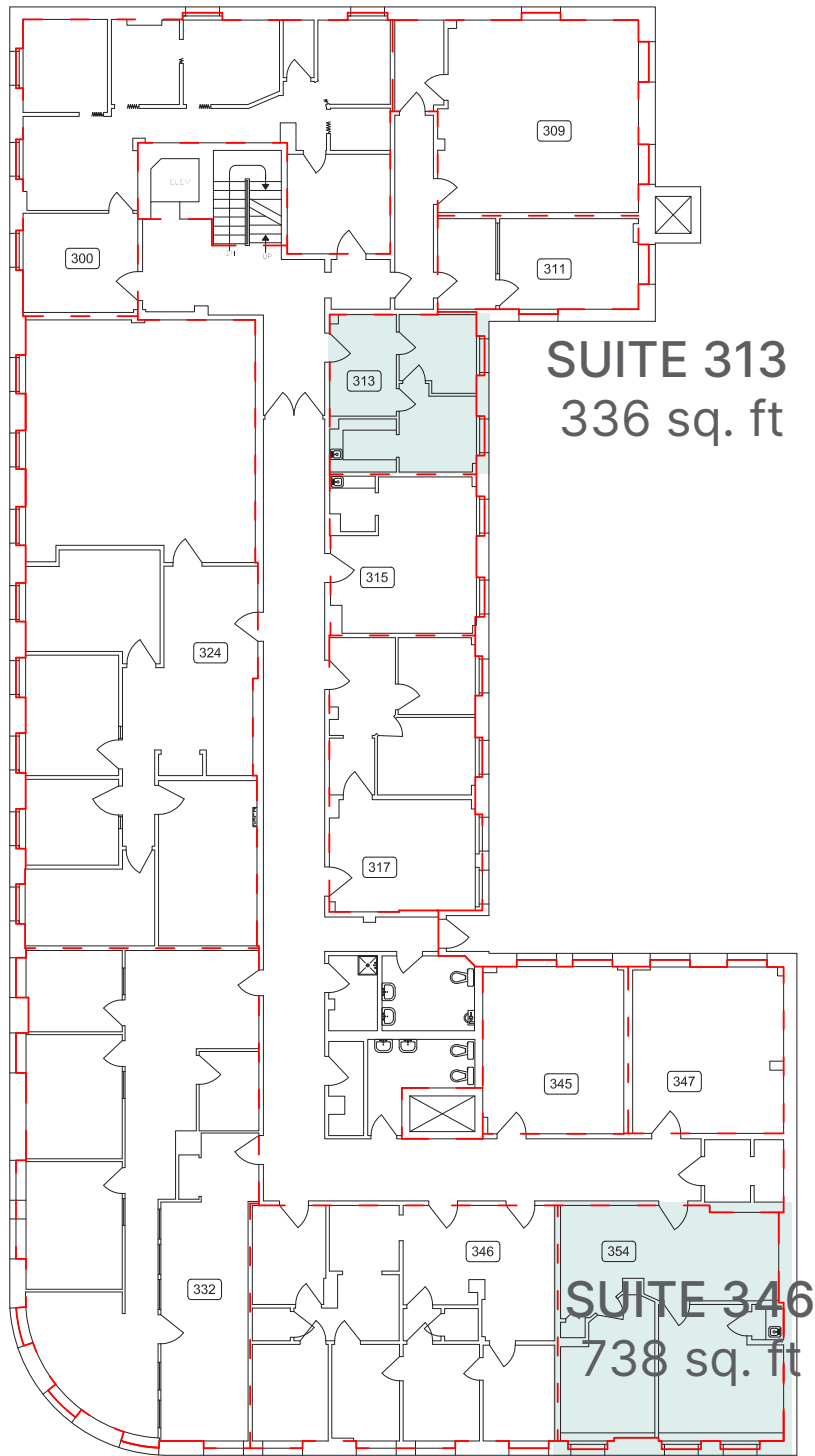
SUITE 200		2,686 sq. ft.
SUITE 215		332 sq. ft.
SUITE 217		487 sq. ft.
SUITE 222		392 sq. ft.
SUITE 250		493 sq. ft.



SUITE 250
493 sq. ft

Third Floor

SUITE 313 | 336 sq. ft.
SUITE 346 | 738 sq. ft.



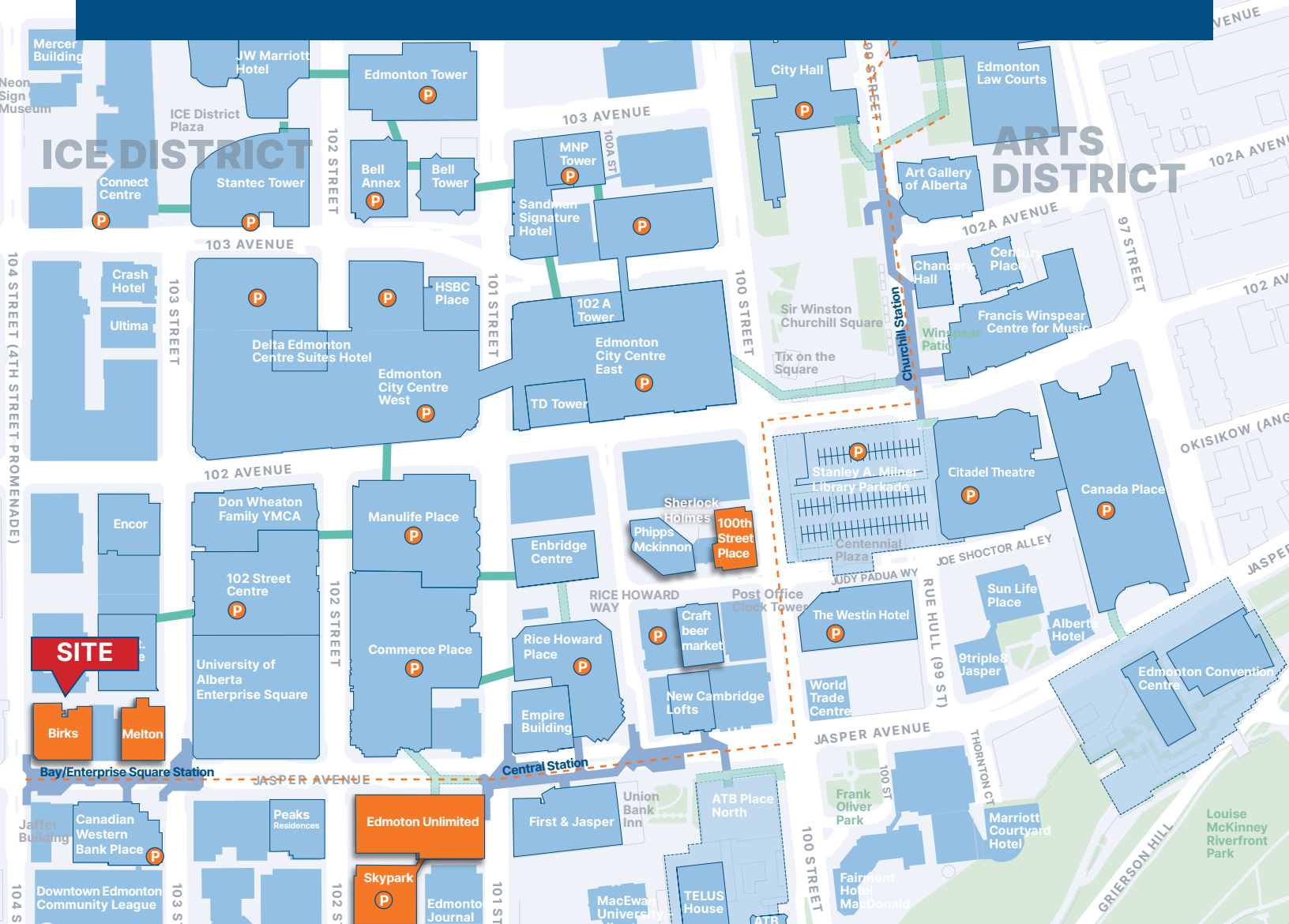
SUITE 313
336 sq. ft

SUITE 346
738 sq. ft

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Office | For Lease



Zebra Parkade

2 min walk



Mackenzie Building

3 min walk



YMCA Parkade

4 min walk

Contact Us

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