



# 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

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## Availabilities

4	Leased					
3	Available	315 sf	333 sf	Leased	975 sf	Leased
2	2,684 sf		332 sf	461 sf	Leased	470 sf
1	2,831 sf		Leased			

Asking Rent	Market Rent
Additional Rent	Retail \$16.90 Office \$19.42
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 \$16.90 / sq. ft.

Office \$19.42 / 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

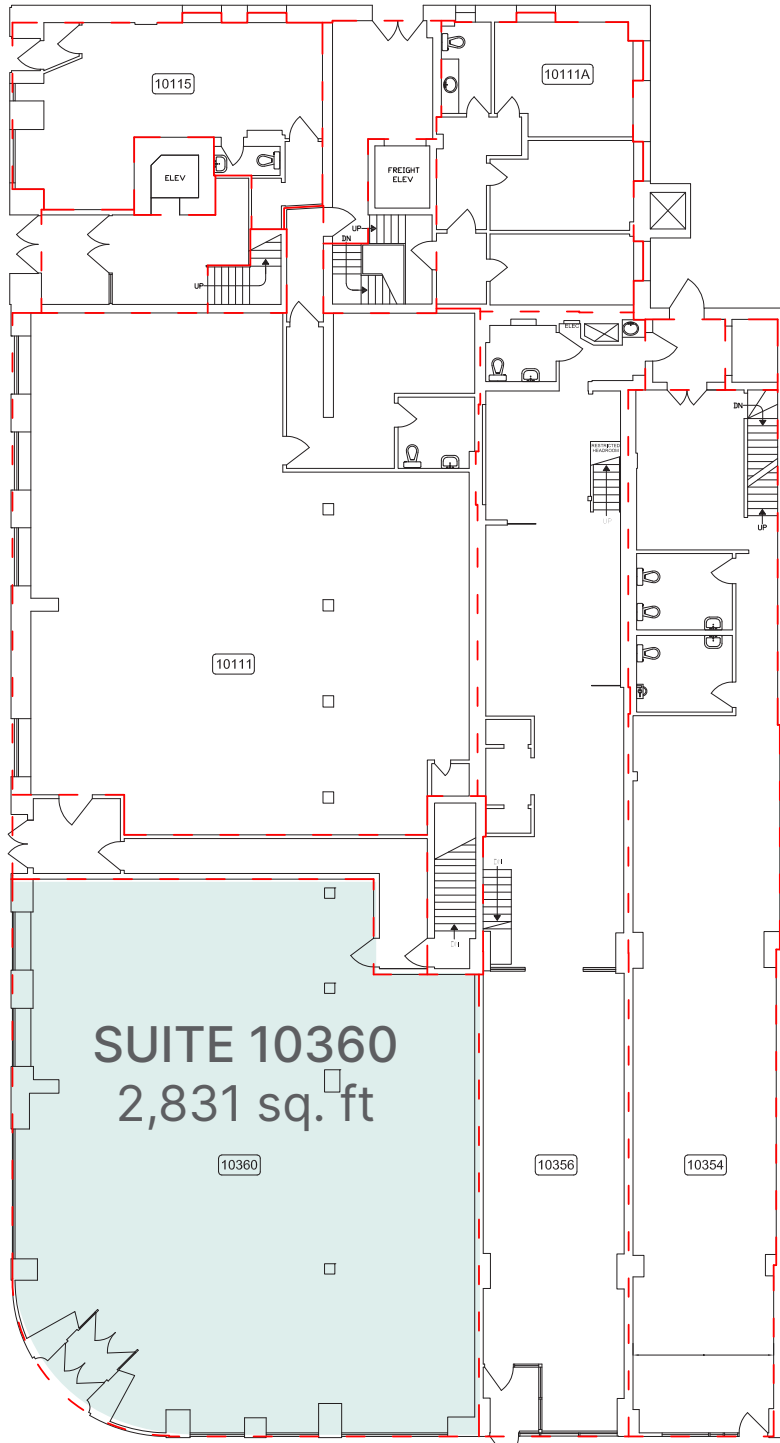


Bike Score 91: Daily errands can be accomplished on a bike

Unit(s)	Area (sq.ft.)	Comments
10360	2,831	Main floor retail space available, prominent exposure to 104 Street and Jasper Ave
200	2,684	Beautiful open concept space with
215	332	Reception area and 2 offices
217	461	Open concept, East facing windows
250	470	Jasper ave facing unit, open concept
313	315	Reception area, 2 offices and a kitchenette area
314	333	Open concept with a Kitchenette area
346	975	Reception area and 2 offices

# Main Floor

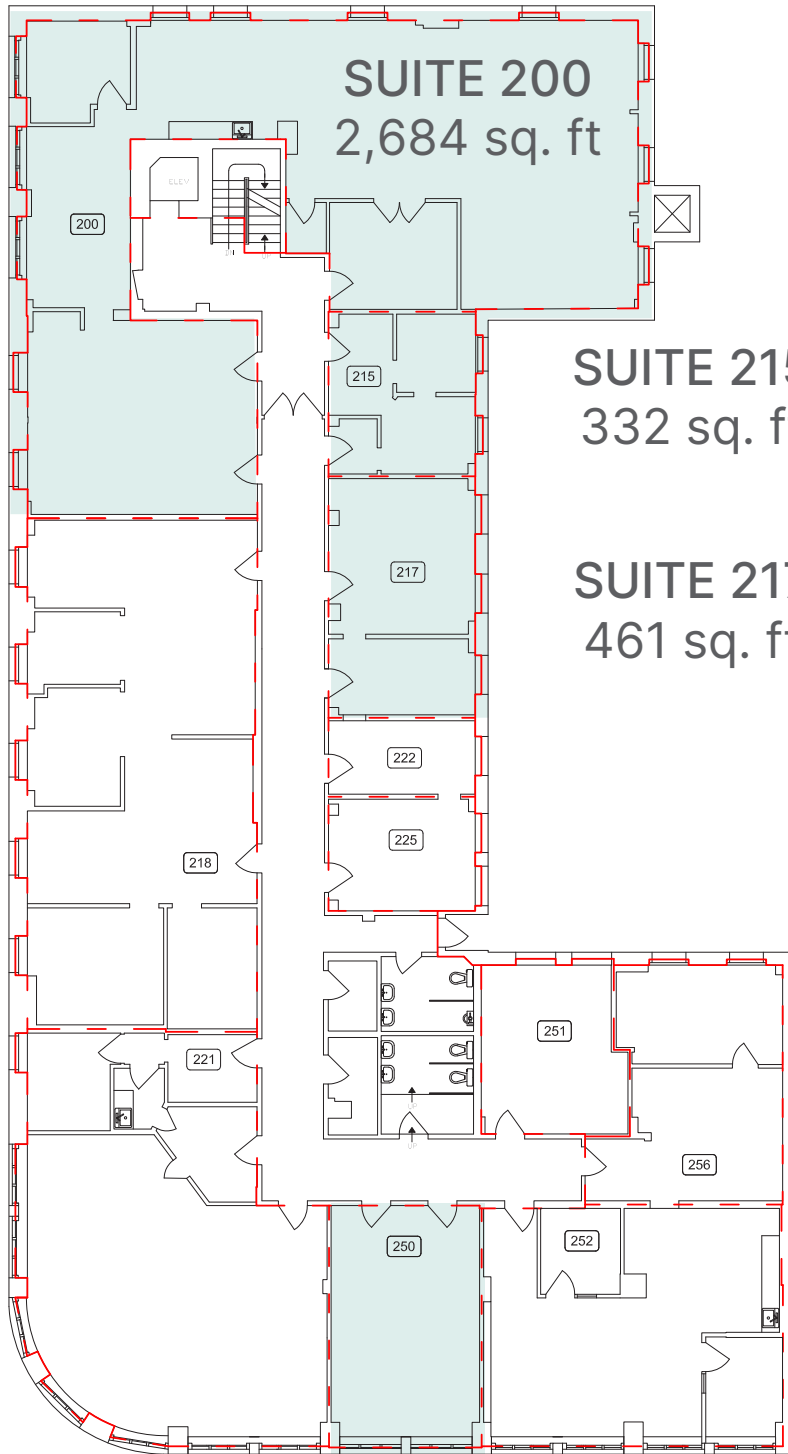
SUITE 10360 | 2,831 sq. ft





# Second Floor

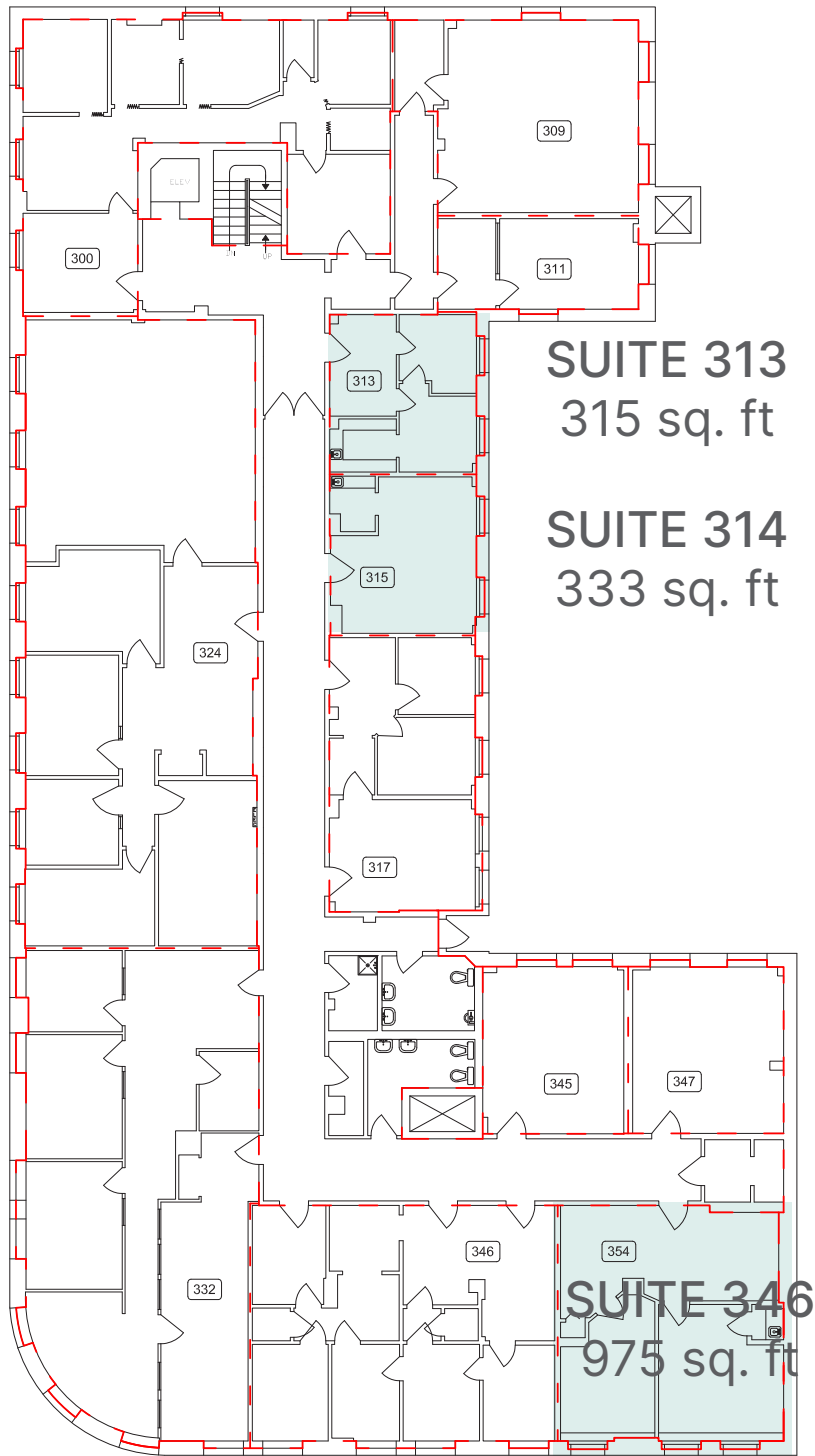
SUITE 200 | 2,684 sq. ft.  
SUITE 215 | 332 sq. ft.  
SUITE 217 | 461 sq. ft.  
SUITE 250 | 470 sq. ft.



**SUITE 250**  
470 sq. ft

# Third Floor

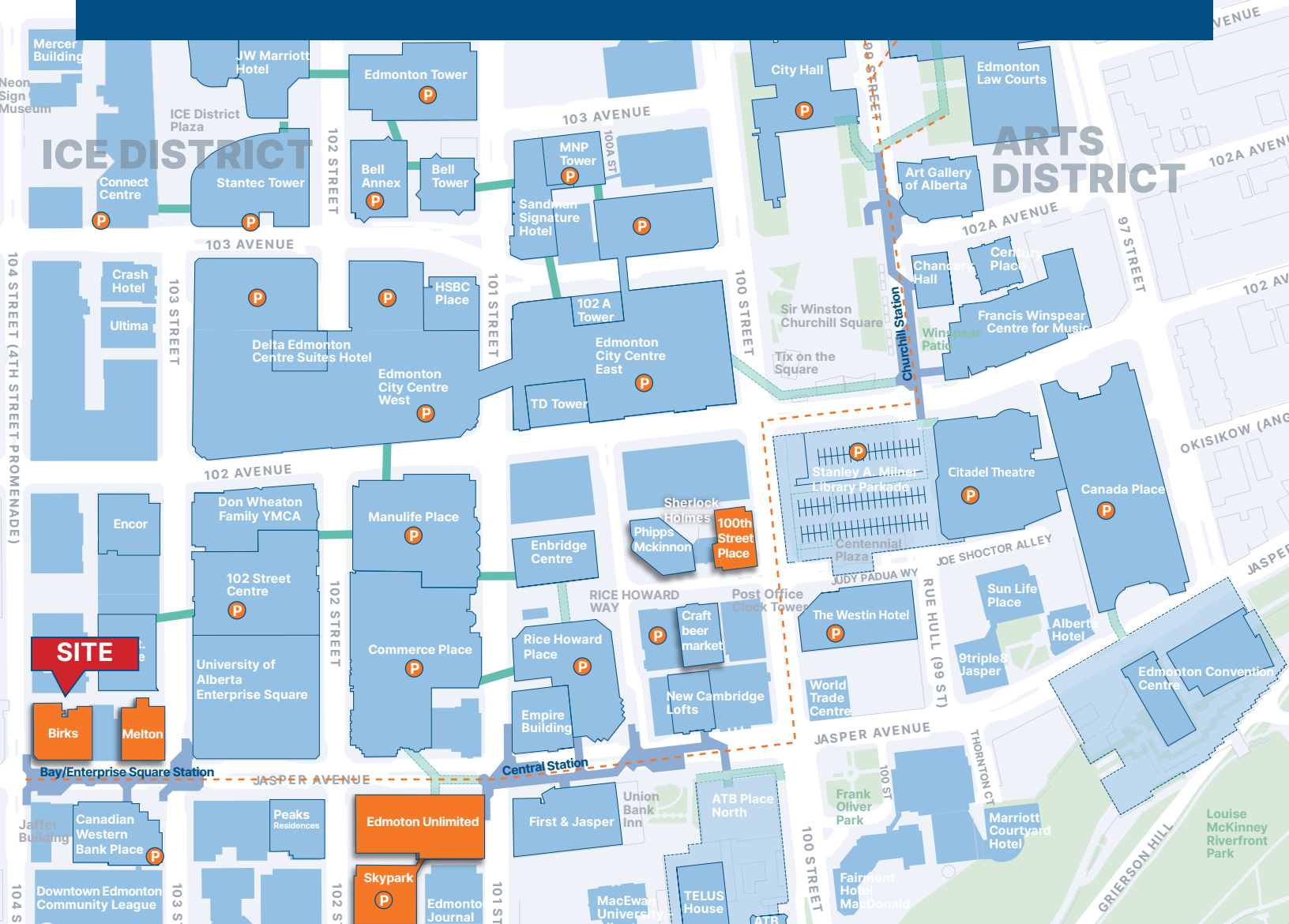
SUITE 313 | 315 sq. ft .  
SUITE 314 | 333 sq. ft .  
SUITE 346 | 975 sq. ft .



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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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