

EDMONTON'S PREMIER OFFICE/RETAIL LIFESTYLE DEVELOPMENT

The Edmonton Brewery District, the best attributes of
a suburban office campus in a central location.

— EDMONTON —
BREWERY
DISTRICT

**AVISON
YOUNG**



104 AVENUE & 121 STREET

EDMONTON, AB

Building

02

Suburban Office Campus in a Downtown Location



● OFFICE LEASE OPPORTUNITY

ABOUT EDMONTON BREWERY DISTRICT

Edmonton Brewery District offers a unique leasing opportunity through the provision of new retail and commercial office space. Located at the intersection of 104th Avenue and 121 street, just minutes from the downtown core, the development offers...

BEST OF EVERYTHING

- Downtown location and amenities with suburban benefits

EXPOSURE

- High profile signage rights available

PUBLIC TRANSIT

- Direct access to the future LRT expansion line and major bus routes

AMENITIES

- Countless retail amenities directly on site, as well as in close proximity, including restaurants, GoodLife Fitness, Loblaws City Market, Starbucks, Davids Tea, Shoppers Drug Mart, TD Bank, Ice District, & Arts District

CREDIBILITY

- Proven, market leading multinational owners/developers/managers with long term holding perspective



MAIN FLOOR COMMON AREA
OFFICE LOBBY

LEASING DETAILS

PARKING:

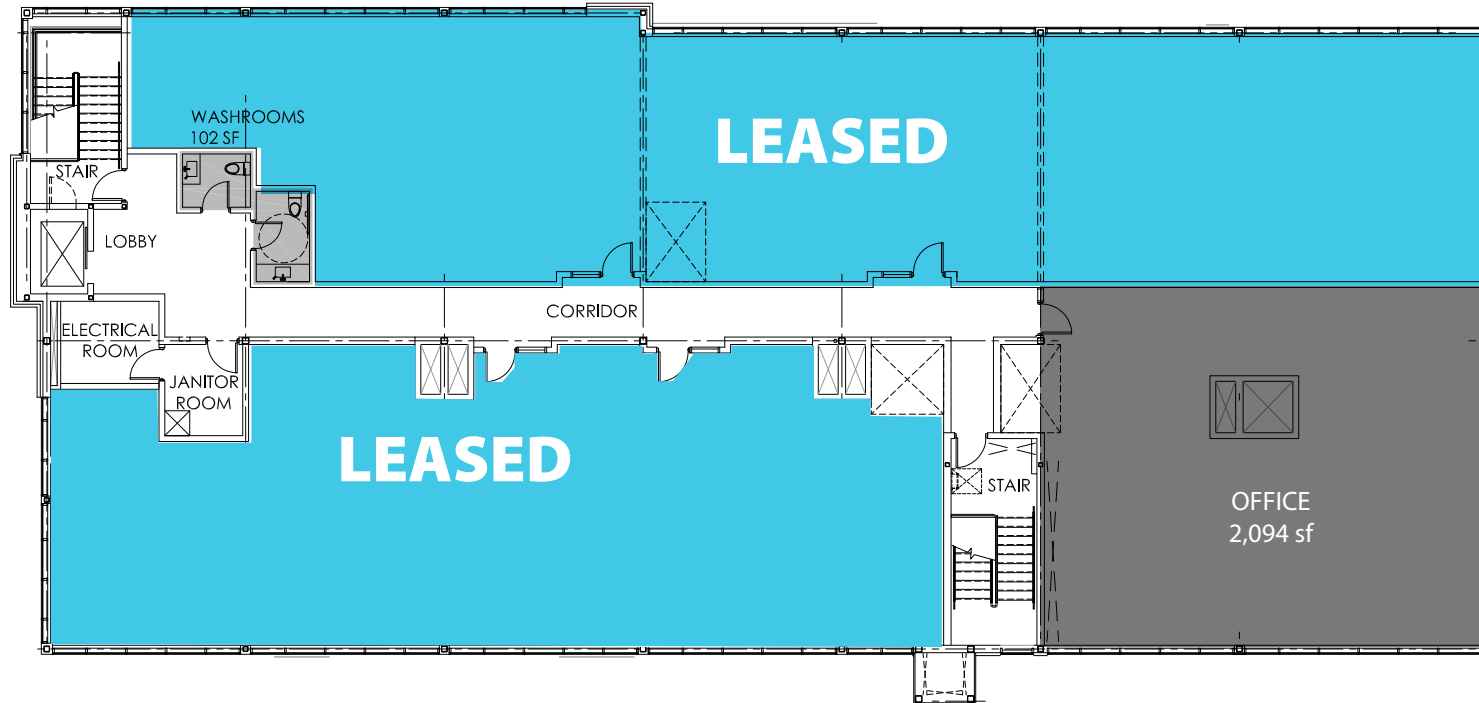
Up to 3.4 stalls per 1,000 sf leased
(mix of surface & underground, at market rates)

SIGNAGE:

High visibility building signage available

FINANCIAL PACKAGE:

Competitive offering; call for details



AVAILABLE IMMEDIATELY FOR TENANT FIXTURING

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- 2,094 sf
- LEASED

Conceptual subdivision options illustrated above



Building

02



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