

RETAIL SPACE AVAILABLE

10023 104 STREET NW, EDMONTON, AB

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Salient Details

Municipal Address
10023 104 Street NW, Edmonton, AB

Legal Description
Plan 2320719 Blk 3 Lot 67A

Asking Rent
Market

Size
+/- 1,975 & +/- 2,500 SF

Additional Rent
TBD

Zoning
Site Specific Development Control Zones (DC2 (1025) (3))

Available
Immediately

Highlights

- +/- 1,975 & +/- 2,500 SF available for lease
- Strolling distance to Rogers Place, Edmonton City Centre, Bay Enterprise Square Station, Downtown Arts District, and River Valley Parks
- With 234 units across 30 storeys, the residential tower generates consistent foot traffic and provides a ready-made customer base for your business

RETAIL OPPORTUNITY IN EDMONTON’S MOST ELEGANT HIGH RISE RESIDENTIAL TOWER

A retail opportunity within Alberta’s most luxurious, high-quality residential tower, home to sophisticated, high-income residents seeking the best of downtown living.

On the corner of 104th Street and 100th Avenue in the heart of downtown Edmonton, Falcon One is a 30 storey residential high rise tower which features striking world class architectural design. Take advantage of this retail opportunity in downtown most desirable central location.

Architectural Excellence

Distinctive breaks ascending between expansive large balconies reveal elegant vertical channels in the facade of Falcon One. Langham Developments meticulously shaped the building from the podium to the penthouses to boldly stand out in the skyline from all directions.

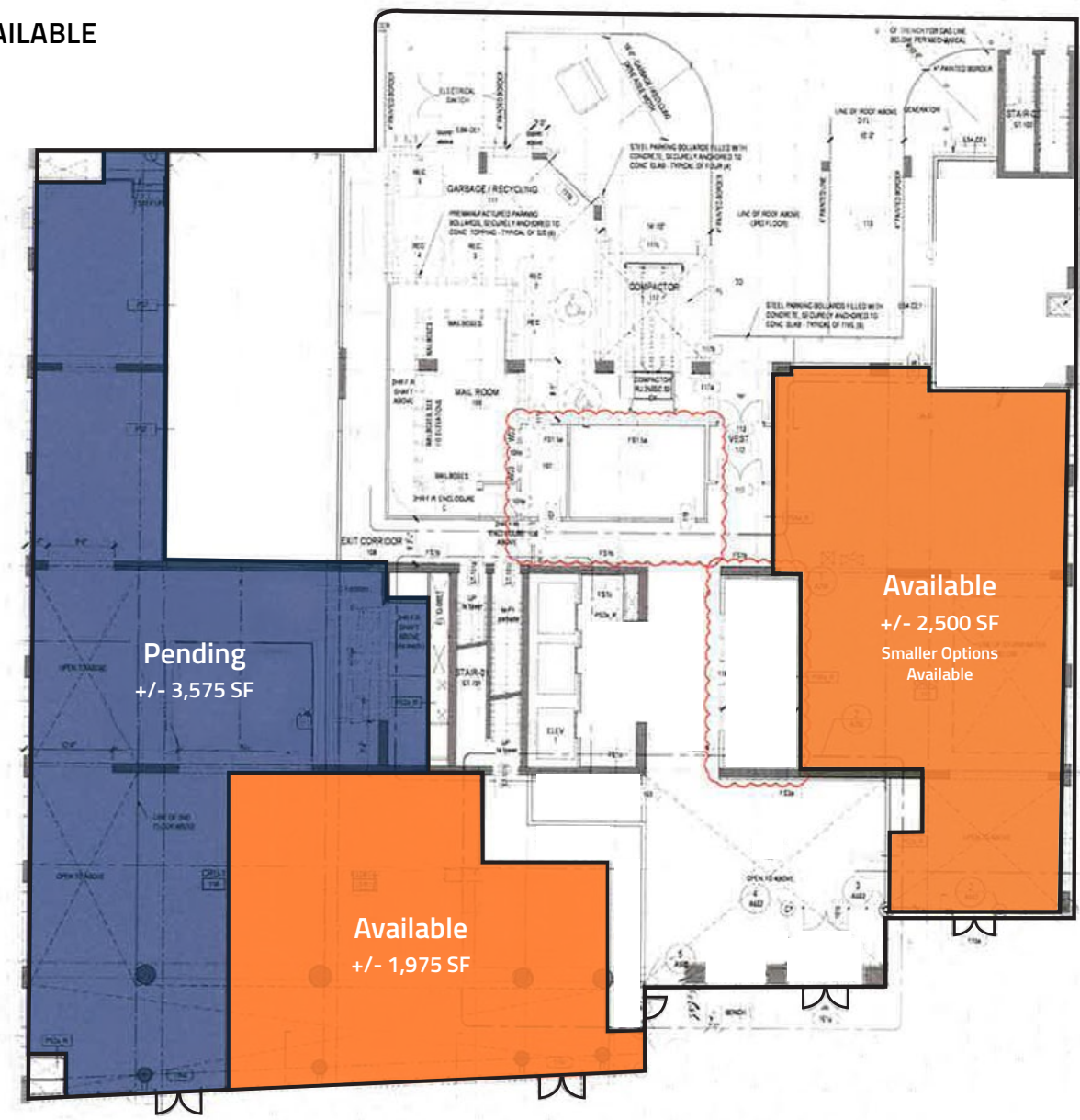
Central Location

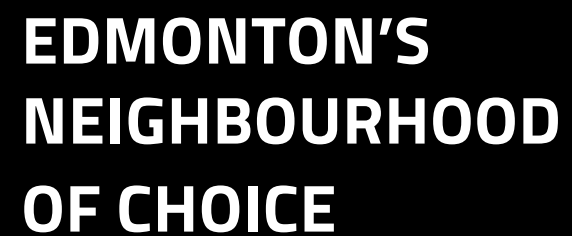
Located South of Jasper Avenue on Edmonton’s 104th Street Promenade, Falcon One connects downtown’s most sought-after street to the River Valley. Residents are just steps away from destination shopping, the world renowned Edmonton Downtown Farmers’ Market, world class entertainment, sports, Rogers Place, and downtown nightlife. The University of Alberta and Northern Alberta Institute of Technology (NAIT) campuses are minutes away using the nearby Bay Enterprise Square LRT station.

Facing North East from 104th Street

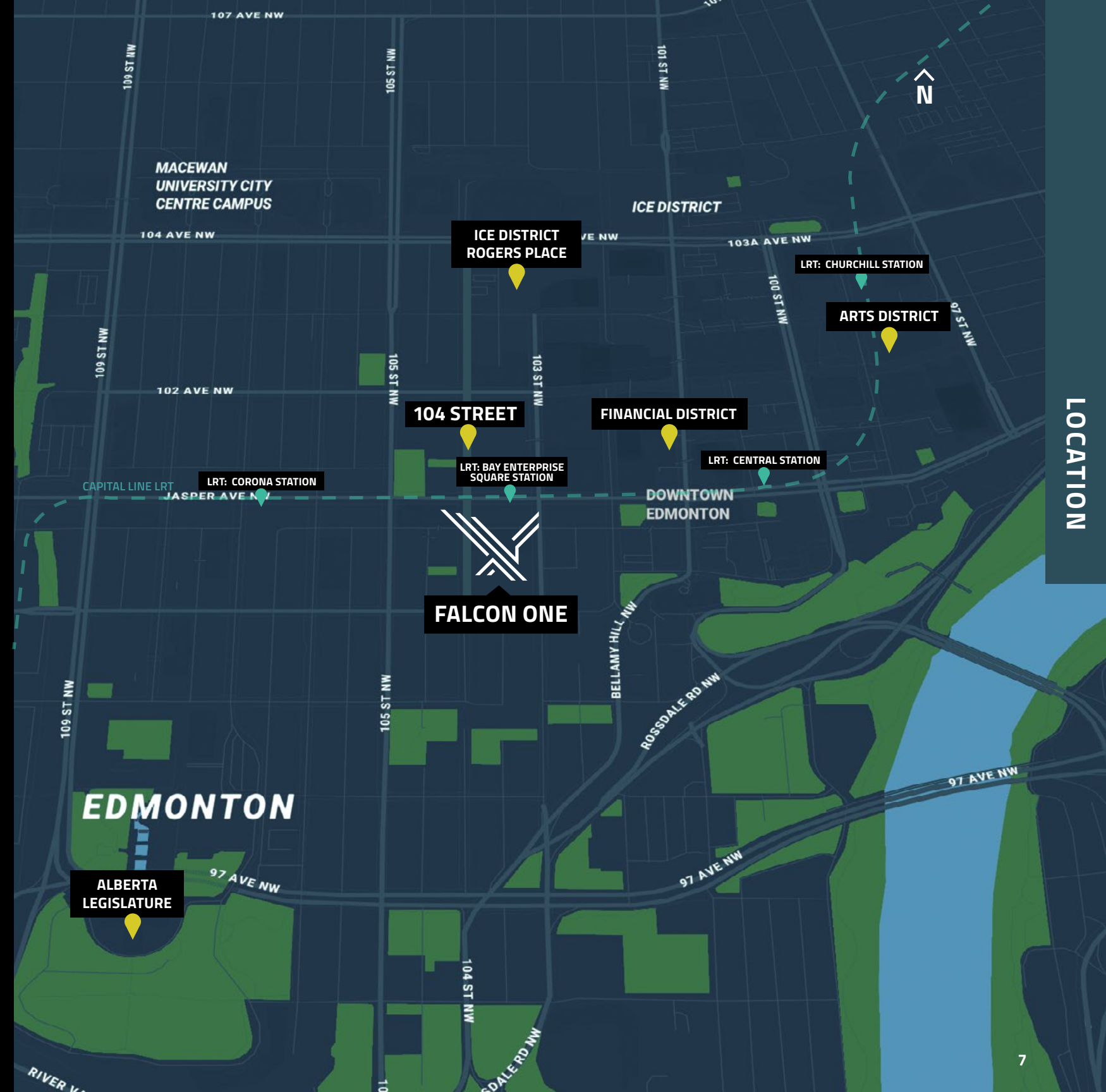
FLOOR PLAN

- PENDING
- AVAILABLE



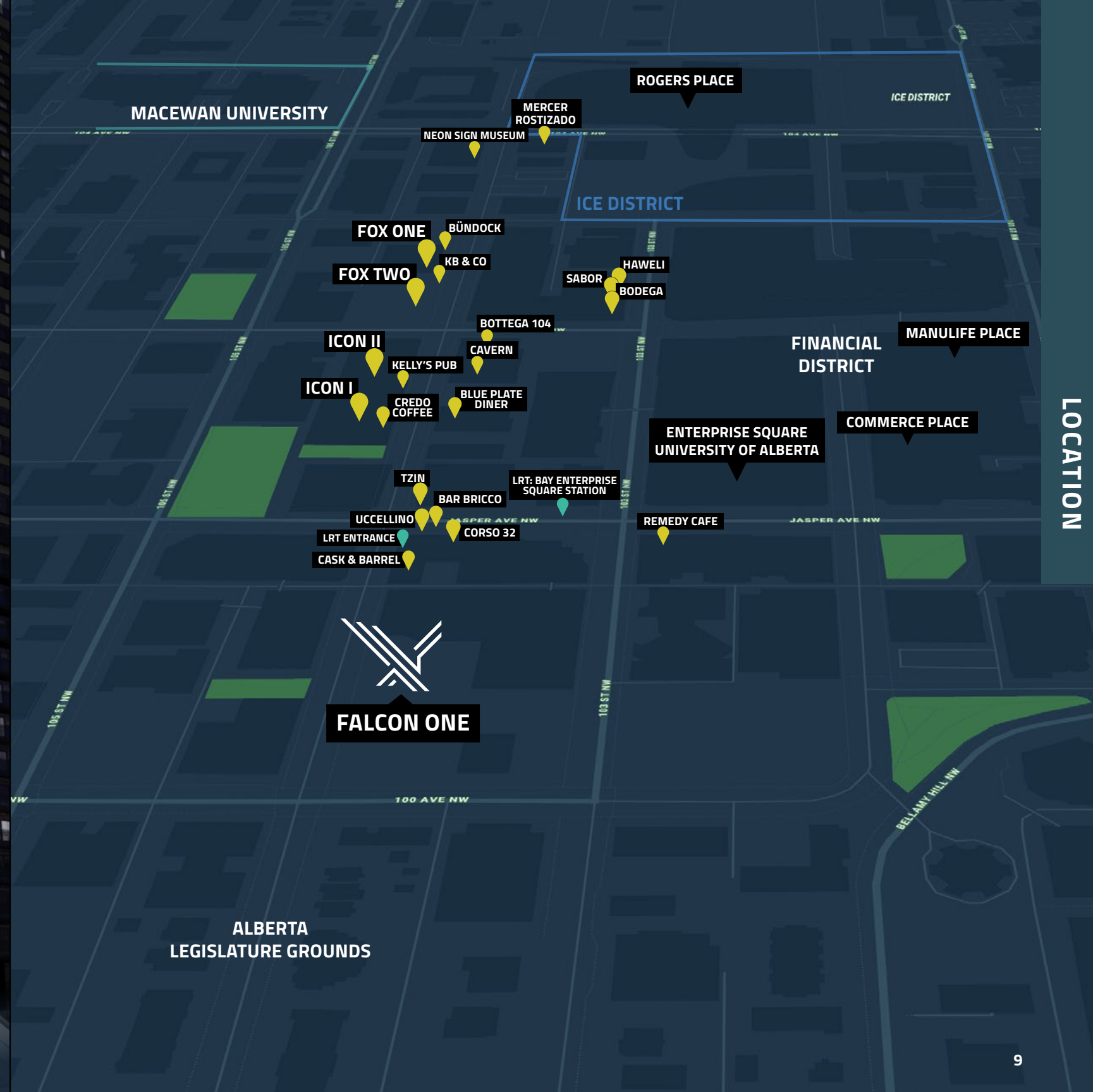


Falcon One is located adjacent to the downtown commercial core and within walking distance of eclectic shops, restaurants, the Edmonton Downtown Farmers' Market, and steps away from Rogers Place, the Ice District and Edmonton's Art District. The University of Alberta, MacEwan University, and Northern Alberta Institute of Technology (NAIT) campuses are minutes away using the nearby Bay Enterprise Square LRT station.





A vertical collage of various neon signs from different eras. At the top is a large, illuminated sign with the word 'AGES' in a stylized, outlined font. Below it is a circular sign for 'CANADIAN NATIONAL RAILWAYS' featuring a steam locomotive. Underneath that is a rectangular sign for 'FREIGHT TELEGRAMS'. Further down is a vertical sign for 'W.W. ARCADE'. Below that is a sign for 'W.C. KAY CO' with 'JEWELRY GIFTS' in a circular emblem. A sign for 'DAIRIES' is visible, along with a sign for 'The Aisle' at the bottom. The signs are set against a dark background, likely a night sky or a dark wall, and are illuminated with various colors like red, yellow, and green.





www.rentfalcon.ca

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Limited



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