

AVISON
YOUNG

FOR SUBLEASE

ADDITIONAL RENT ONLY DEAL



Suite 401

Birks Building

10113 - 104 Street, Edmonton, AB

Situated on Edmonton's iconic 104 Street, this modern office space blends contemporary design with urban character. Steps away from award-winning restaurants, cafés, retail, and transit, this location offers unparalleled connectivity and convenience for both staff and clients. This office space is ideal for forward-thinking businesses seeking to make a statement in the downtown core.

Get more
information

Cory Wosnack
Principal & Managing Director
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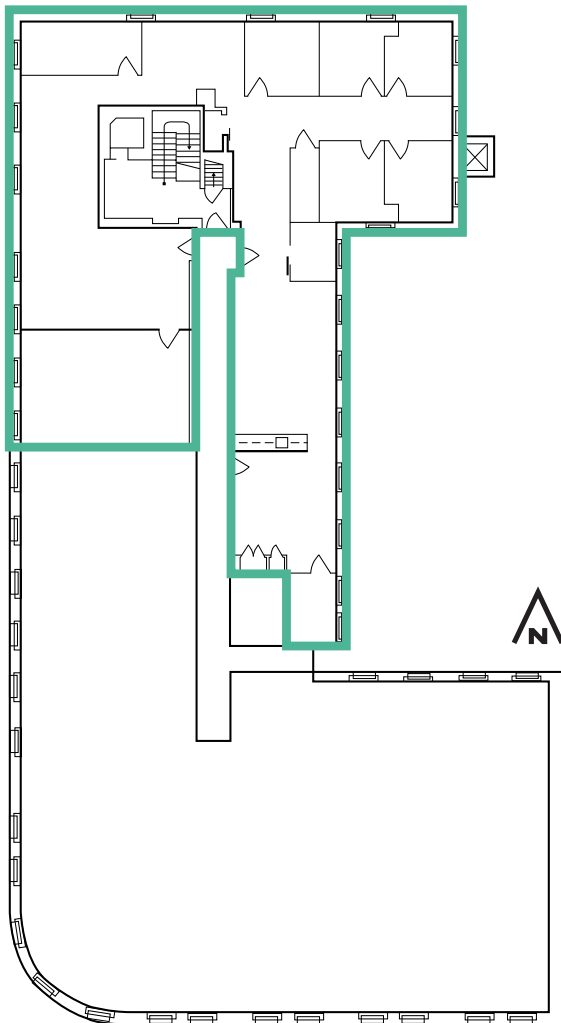
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OFFERING SUMMARY

Availability:	3,802 SF
Basic Rent:	\$0.00 PSF
Additional Rent:	\$16.62 PSF (2026)
Sublease Expiry:	January 31, 2029
Parking:	Surface and covered parking available nearby



FLOOR PLAN



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