FOR LEASE

RETAIL SPACES AT FALCON ONE TOWER

10023 - 104 STREET NW
EDMONTON, ALBERTA



An exclusive retail opportunity within one of Alberta's most luxurious residential towers, home to discerning, high-income residents in the heart of downtown Edmonton. Positioned at 104 Street and 100 Avenue, Falcon One is a striking 30-storey architectural landmark designed to stand apart on the skyline.

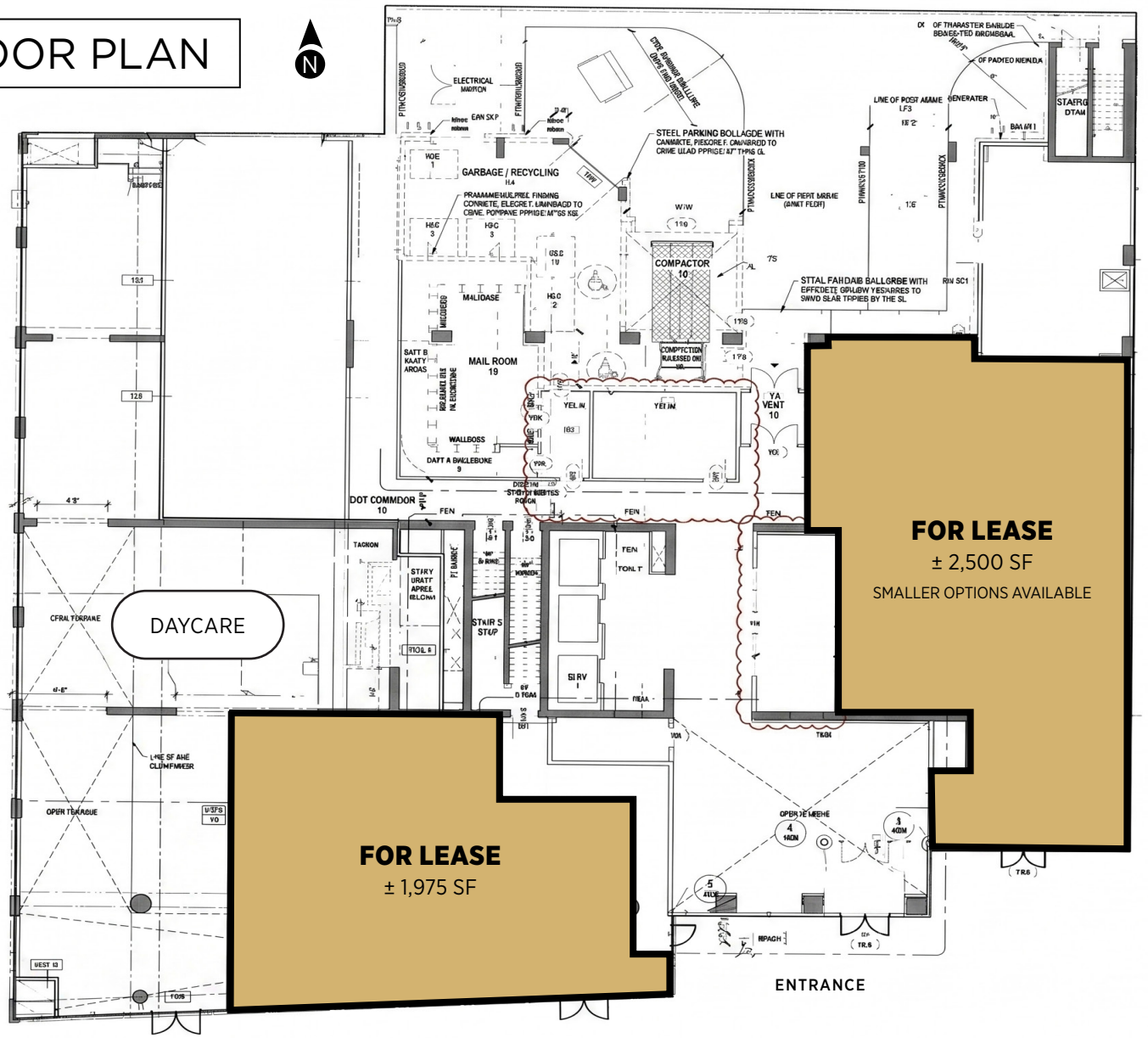
- Positioned within a striking 30-storey residential tower with 234 upscale units, delivering consistent, high-quality foot traffic and a built-in clientele.
- ± 1,975 SF and ± 2,500 SF of premium retail space available for lease.
- Steps from Rogers Place, Edmonton City Centre, Bay Enterprise Square Station, the Downtown Arts District, and River Valley Parks.

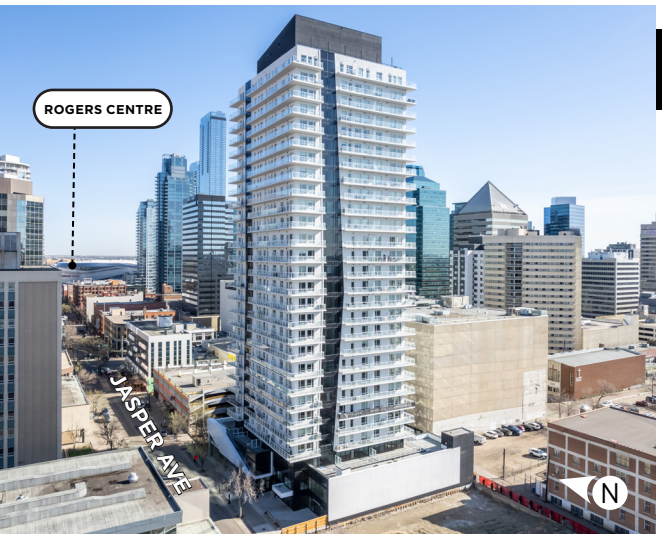
Martin Halabi, *Senior Associate*
Commercial Sales & Leasing
P: 780 952 0433 E: martin@hcrgroup.ca

Peter Michailides, *Licensed Assistant*
Commercial Sales & Leasing
P: 780 655 7233 E: peter@hcrgroup.ca

HCR HUGHES COMMERCIAL REALTY GROUP

FLOOR PLAN





ARCHITECTURAL EXCELLENCE

Architectural excellence defines Falcon One, where refined setbacks and expansive balconies create elegant vertical lines across the façade. Crafted by Langham Developments, the tower rises with distinction from podium to penthouse, commanding the skyline from every angle.

The Property

MUNICIPAL
10023 - 104 Street Northwest, Edmonton, Alberta

NEIGHBOURHOOD
Downtown Commercial

ZONING
DC2 (1025)(3)- Site Specific Development Control Provision

AVAILABLE SIZE
± 1,975 SF and ± 2,500 SF

YEAR BUILT
2024

PARKING
Visitor street parking with dedicated underground reserved parking







Lease Financials

BASE RENT
Market

ADDITIONAL RENT
TBC
Additional rent includes the 2026 estimate of the proportionate share of operating costs, property taxes, building insurance, & management fees.

UTILITIES
Tenant is responsible for power, water and gas.

T.I. ALLOWANCE
Negotiable

Ideal Tenants

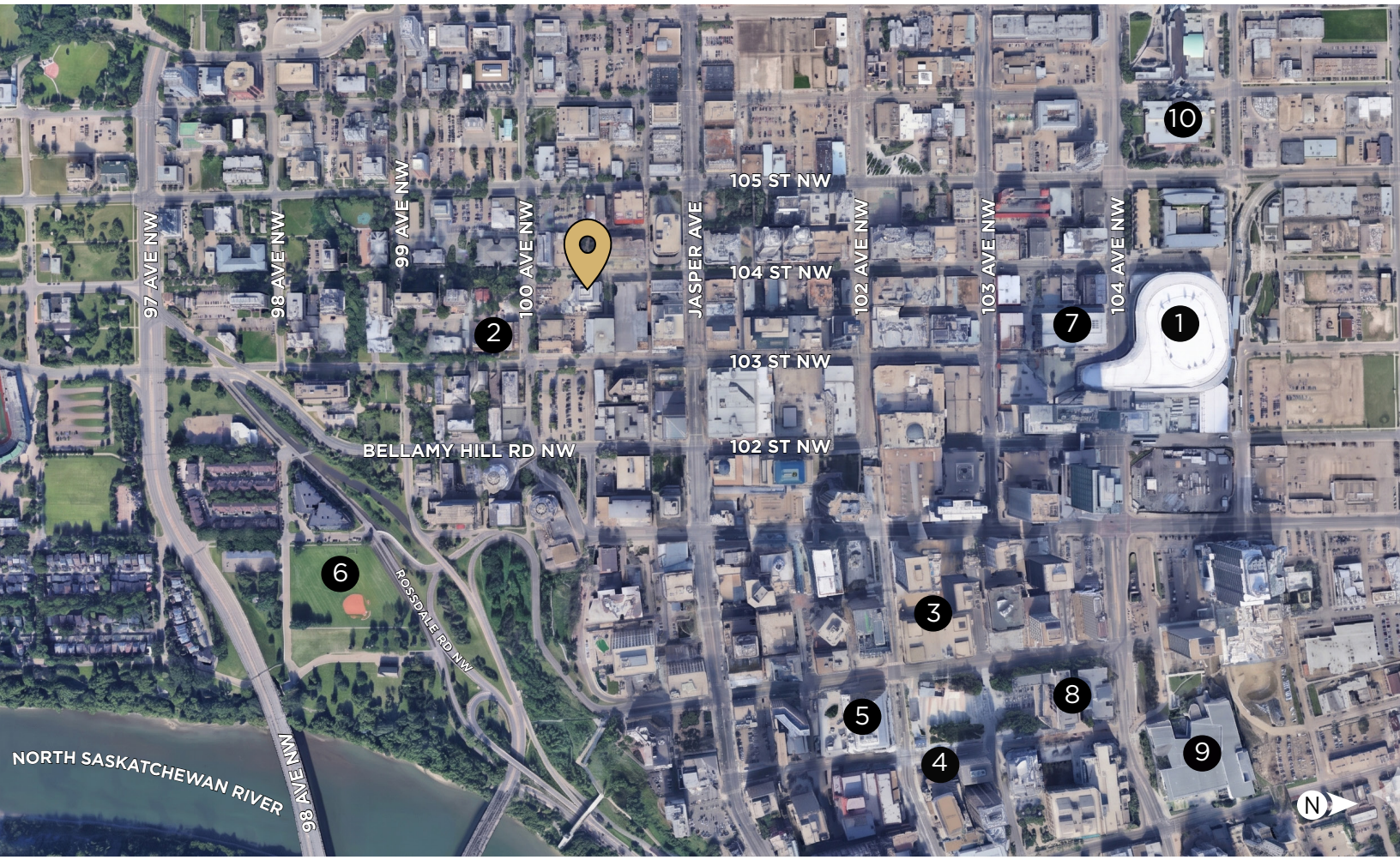
Housing
- Apartment Housing
- Group Homes
- Lodging Houses

Food & Beverage
- Restaurants
- Breweries & Wineries
- Specialty Food Services

Office
- Professional
- Financial Institutions
- Support Services

Indoor Sales & Service
- Media Studio
- Government Services
- Veterinary Services

FOR LEASE | RETAIL SPACES AT FALCON ONE TOWER



DRIVE TIMES

Yellowhead Trail	15 Minutes
Whitemud Drive	20 Minutes
Anthony Henday	25 Minutes
Edmonton Int'l Airport	35 Minutes

NEARBY AMENITIES

1. Rogers Place
2. Eleven Eleven Kitchen & Bar
3. Art Gallery of Alberta
4. Winspear Centre
5. Edmonton Public Library
6. Diamond Park
7. ICE District
8. Edmonton City Hall
9. Royal Alberta Museum
10. McEwan University

DEMOGRAPHICS

NEIGHBOURHOOD POPULATION (5 KM | 2023)	213,801
5-YEAR GROWTH FORECAST (5 KM | 2023-2028)	2.7%
AVERAGE HOUSEHOLD INCOME (5 KM | 2023)	$105,801
TRAFFIC COUNTS JASPER AVE NW & 103 STREET E (2023)	22,200

Martin Halabi, *Senior Associate*
Commercial Sales & Leasing
P: 780 952 0433 E: martin@hcrgroup.ca

Peter Michailides, *Licensed Assistant*
Commercial Sales & Leasing
P: 780 655 7233 E: peter@hcrgroup.ca

HCR HUGHES COMMERCIAL REALTY GROUP

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.