



7505 104 Street, Edmonton

**104 STREET - 2nd Floor Office**



## PROPERTY DETAILS

Address:	7505 104 Street, Edmonton
Legal:	Plan 1750R, Block 9A, Lot 2
Zoning:	Direct Control (DC (21276))
Size:	1,700 SF (+/-)
Utilities:	Tenant responsible for utilities
Op Costs:	\$6.50 /SF (2026 Estimate)
Lease Rate:	\$16.00 /SF
Availability:	Immediately



## PROPERTY HIGHLIGHTS

- High-profile location along busy 104 Street with strong exposure and signage opportunities
- Bright and inviting space with abundant natural light throughout
- Existing improvements include a reception area, four private offices, two washrooms, kitchenette and open work area
- Dedicated on-site parking
- Join other tenants including Fully Promoted and Body Worx



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Property Features:



**PROPERTY  
SPECIFICATIONS**

- Parking:** 3 designated parking stalls + Street parking
- A/C:** Yes
- Lighting:** To be updated to LED
- Kitchenette:** Yes
- Washroom:** In-suite
- Utilities:** Power is separately metered



**Disclaimer:** Property details provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

Property Features:



Neighbourhood Features:



- Located on 104 Street with direct exposure to Calgary Trail, one of Edmonton's busiest commercial corridors, quick access to U of A, Downtown, Old Strathcona, and south-central neighborhoods
- Minutes to Whyte Avenue, one of Edmonton's busiest urban streets with strong pedestrian and vehicle traffic
- Good access to public transit and nearby LRT stations
- Close proximity to Gateway Boulevard, major north-south arterial connecting to downtown Edmonton and south to the Edmonton International Airport



**AREA POPULATION**  
(within 5kms)

- 185,087 Residents
- 308,309 Daytime Population
- 2.7% Annual Growth (2023-2028)



**AREA INCOME**  
(within 5kms)

Average household income: \$97,776



**VEHICLES PER DAY**

University Avenue: 21,700  
104 Street: 21,400



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