

Another project by

Langham
Developments
Limited

FOX TOWERS

Retail and Office Space

104 Street and 102 Avenue,
Edmonton, AB



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Marcus & Millichap



The Opportunity

This is an opportunity to become a part of downtown Edmonton's fast-growing 104 Street Promenade. This popular street is home to hundreds of residential and office condos — Fox One alone contains 142 units. With its expansive glass feature wall and the 5-storey brick podium that lends a sense of history and old-world charm — Fox Towers are architectural elegance personified. Its proximity to key amenities, transportation, and entertainment, brings a steady flow of foot traffic. So, if you're looking to immerse yourself in the city's thriving centre and historic charm, Fox is the perfect place to elevate your business.

Salient Details

Municipal Address

10226 104 Street NW, Edmonton, AB & 10410 102 Avenue NW, Edmonton, AB

Legal Description

Plan 1523530 Unit 131

Asking Rent

Market

Fox Tower 1 Size

Retail

4,049 SF (fully built-out space, previously occupied by a gym)

1,518 SF (fully built-out space, previously occupied by Grocery Concept)

Fox Tower 2 Size

Retail

1,300 - 8000 SF (shell space with a mix of main floor and 2nd floor)

2nd Floor: 6,624 SF

4th Floor: 6,201 SF

Additional Rent

\$18.27/SF and \$17.69/SF (Unit 10222 and 10220)

Zoning

Heritage Area Zone (HA)

Parking

Potential Parking Reserved for Commercial Tenants

Available

Immediately



Opportunity at prime downtown Edmonton location on the corner of 104 Street and 102 Avenue

A Premier Location for Business and Living

Nestled in the heart of Edmonton, the downtown area's 104 Street Promenade stands as a beacon of vibrant urban living and dynamic commercial potential. This vibrant thoroughfare features a diverse array of retail establishments, dining venues, and residential units. This popular street was recognized as one of the four finalists on the 2013 list of Great Streets in Canada.

Langham Developments: Building Trust and Quality

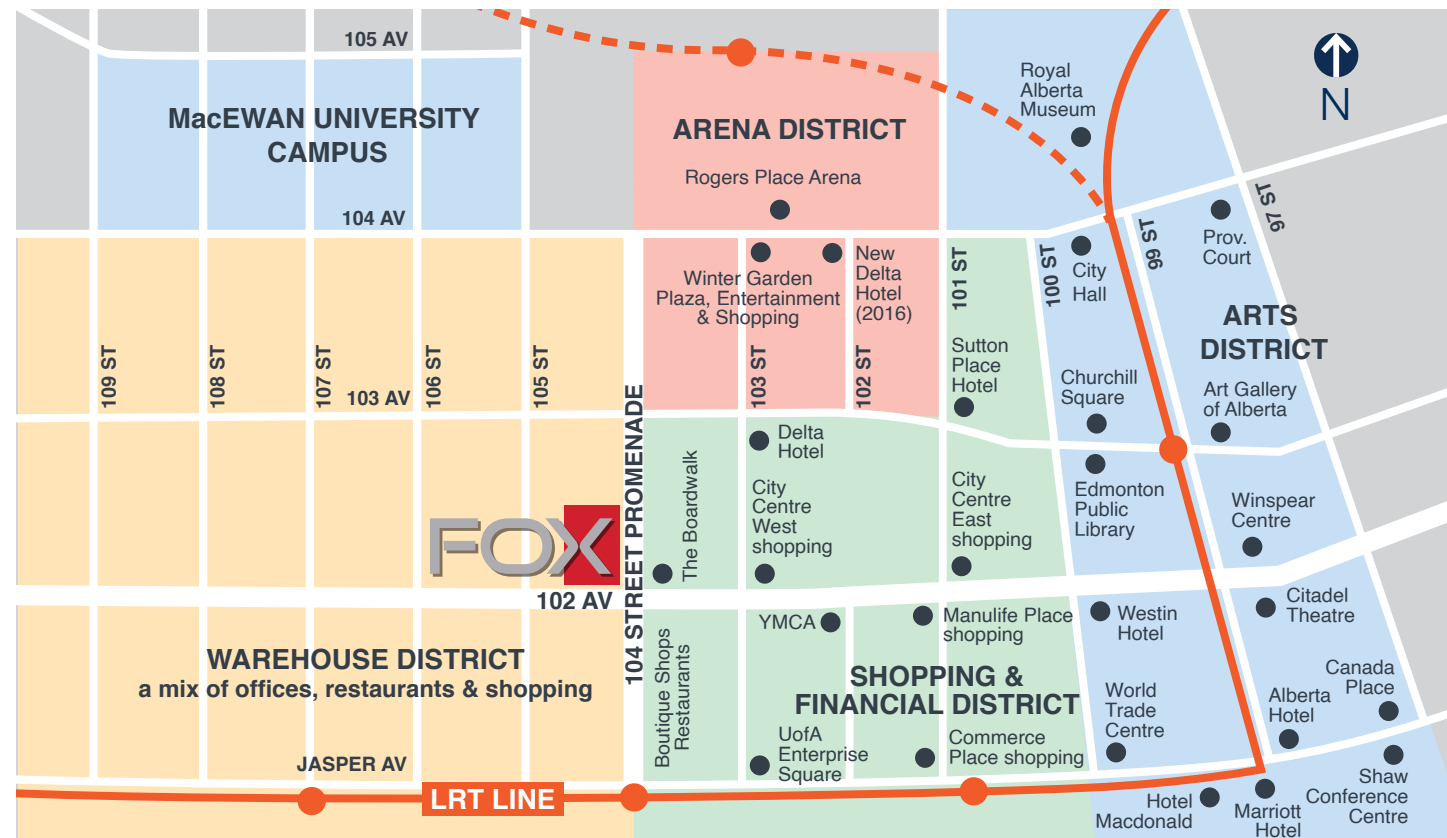
Langham Developments, the reputable builder behind the Fox Towers, is among Edmonton's most experienced high-rise developers. Their impressive portfolio now includes 6 outstanding downtown towers: Icon 1, Icon 2, Omega, Fox 1, Fox 2 and now Falcon One. Each project exemplifies Langham's commitment to quality, design excellence, and customer satisfaction.

Architectural Elegance and Historical Charm

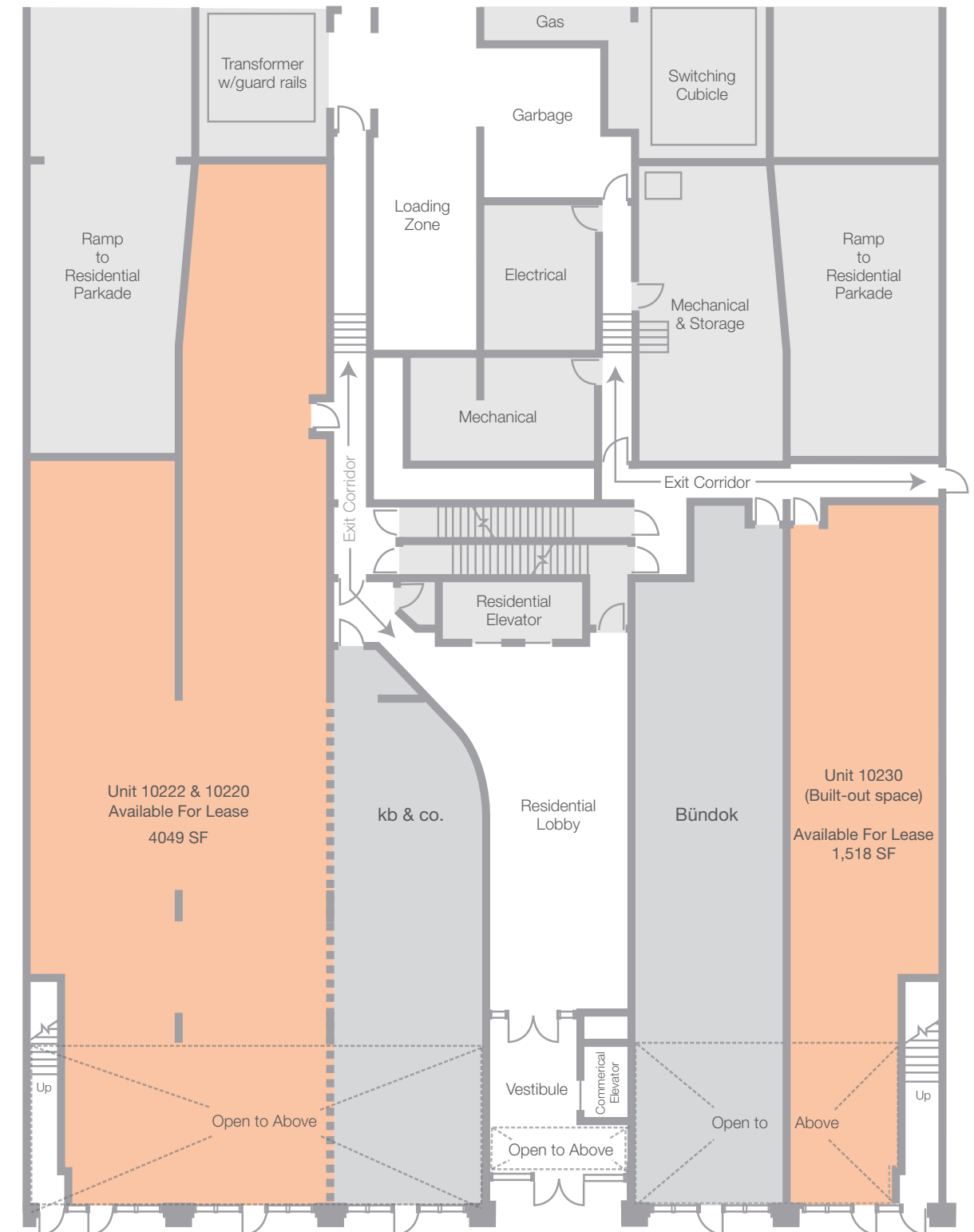
This striking 33-storey tower embodies superior design and quality in every respect. From the tower's expansive glass feature wall to the regal 6-storey brick podium that lends a sense of history and old-world charm — Fox Two is architectural elegance personified. The classic red brick exterior ensures timeless quality, beauty and longevity, while large windows let in the light and offer clear views of The bustling street below.

Property Overview

- Retail/Office space available on prominent high traffic street downtown.
- Large windows offering spectacular views and bright interiors.
- Potential to open to the floor above, creating double-height ceilings and additional leasable space.
- 33 stories class "A" mixed use building.
- 311 residential units (169 units Fox 2 + 142 units Fox 1).
- Prime location in one of Edmonton's most sought-after neighborhoods in the downtown core.
- Highly accessible with a walkability score of 98/100 and nearby LRT stations.
- Underground parking is available, in addition to numerous surface lots.

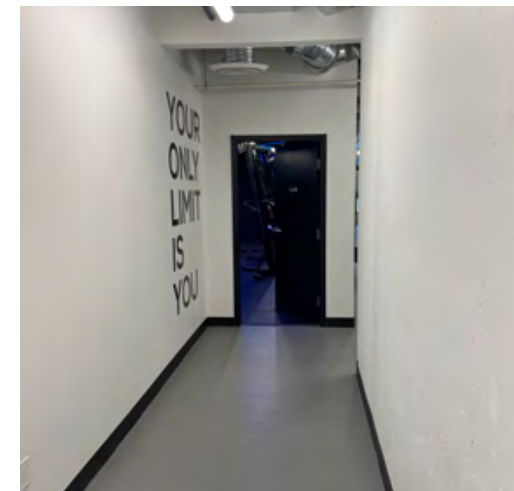
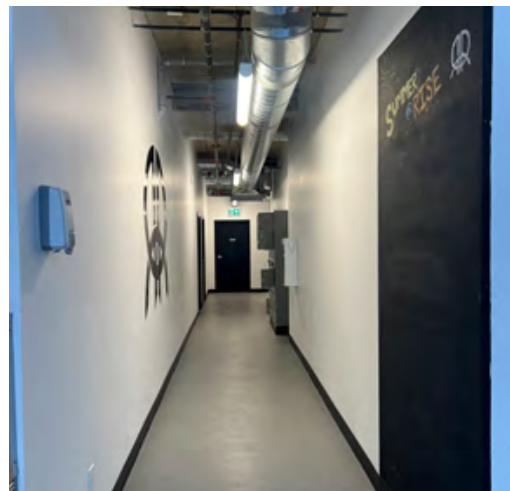


Main Floor | Demiseable Space

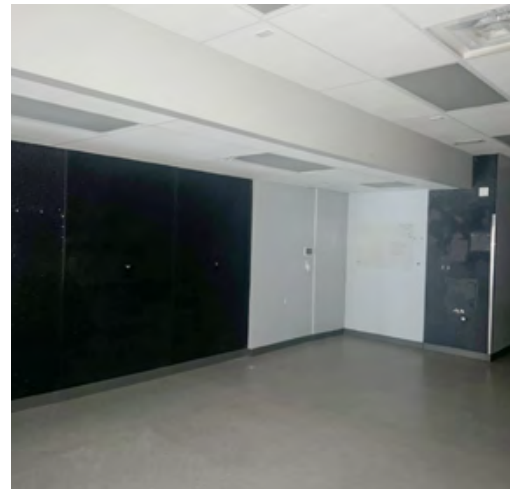


104 Street

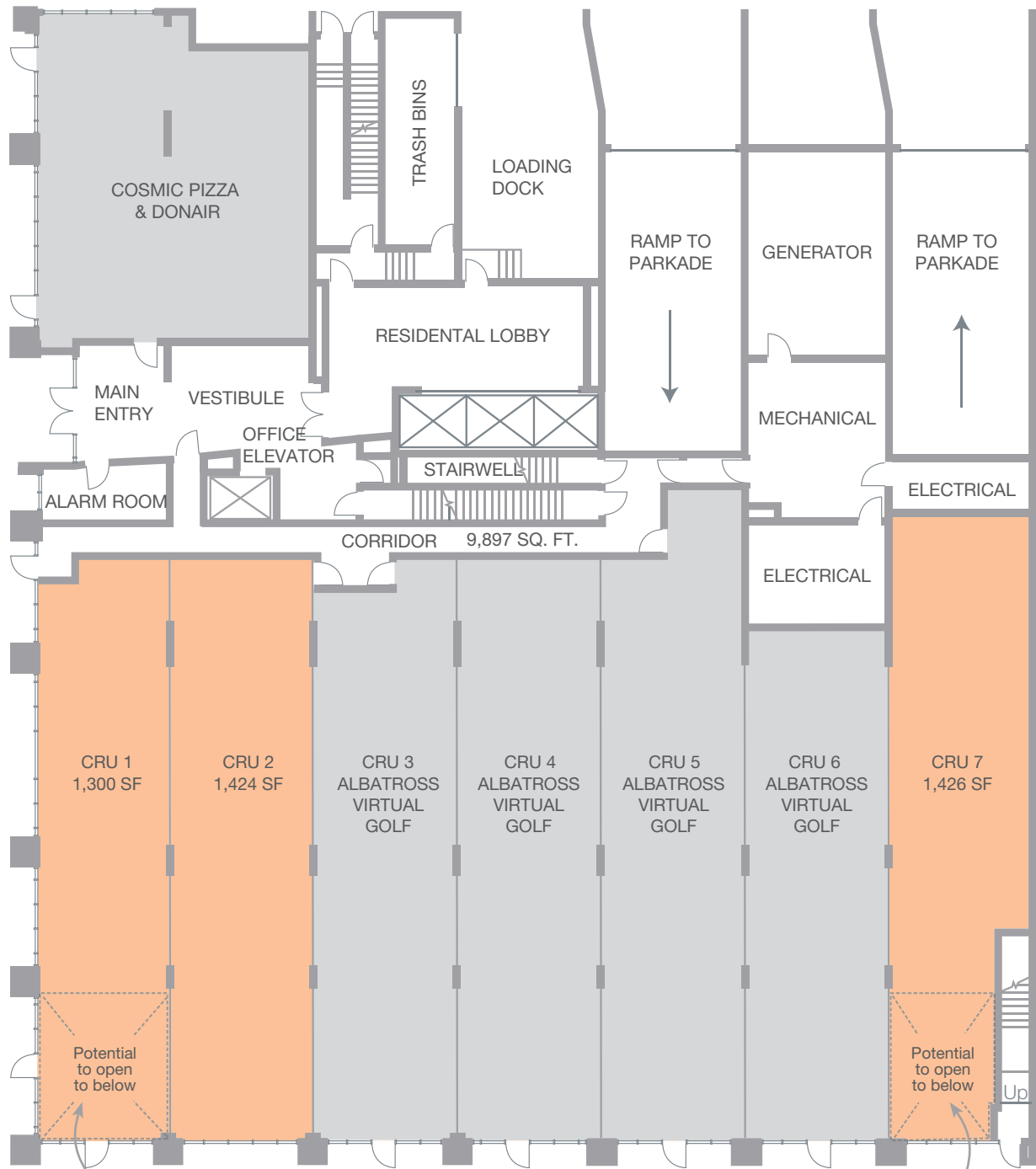
Unit 10222/10220 Highlight (4,049 SF) | Photos



Unit 10230 Highlight (1,518 SF) | Photos



Main Floor | Retail Space

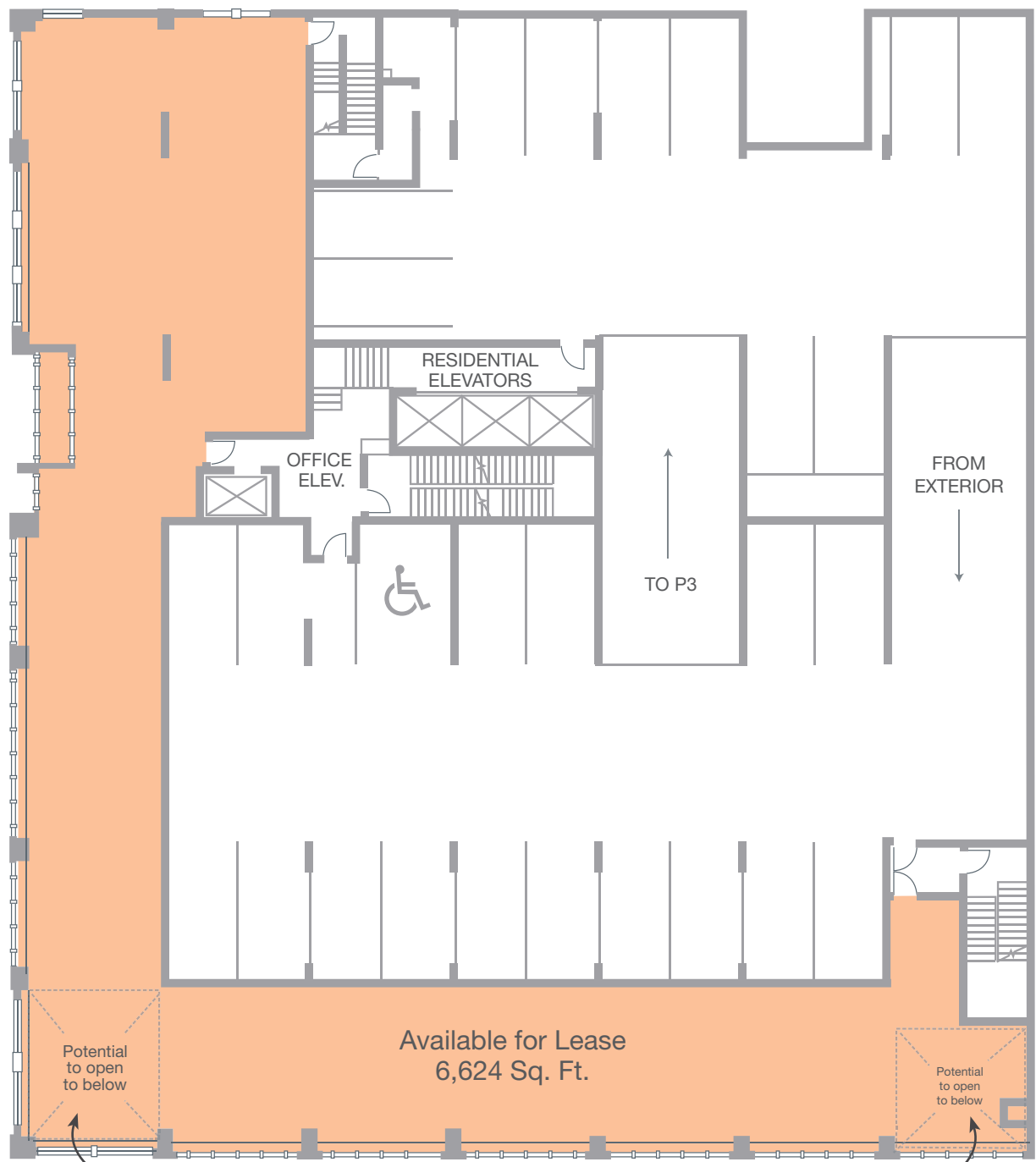


Potential to open to above with internal stairwell to the Second Floor

104 Street

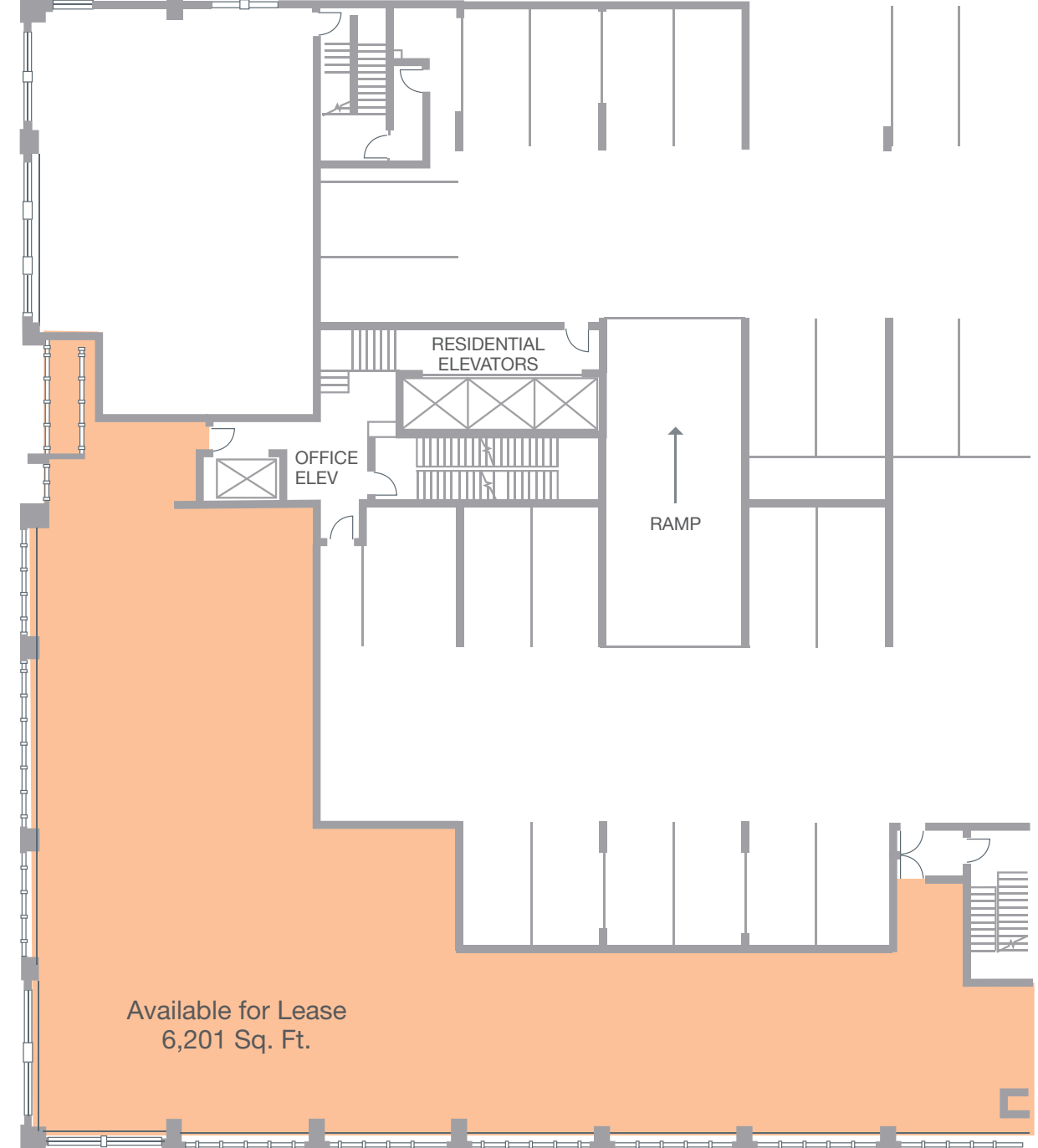


Floor 2 
N



104 Street

Floor 4 
N



104 Street



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