



## EDMONTON'S PREMIER OFFICE/RETAIL LIFESTYLE DEVELOPMENT

The Edmonton Brewery District, the best attributes of  
a suburban office campus in a central location.

— EDMONTON —  
**BREWERY**  
DISTRICT

**AVISON  
YOUNG**



**104 AVENUE & 121 STREET**

EDMONTON, AB

Building Building

**02 06**

# Suburban Office Campus in a Downtown Location



● OFFICE LEASE OPPORTUNITY

## ABOUT EDMONTON BREWERY DISTRICT

Edmonton Brewery District offers a unique leasing opportunity through the provision of new retail and commercial office space. Located at the intersection of 104th Avenue and 121 street, just minutes from the downtown core, the development offers...

### BEST OF EVERYTHING

- Downtown location and amenities with suburban benefits

### EXPOSURE

- High profile signage rights available

### PUBLIC TRANSIT

- Direct access to the future LRT expansion line and major bus routes

### AMENITIES

- Countless retail amenities directly on site, as well as in close proximity, including restaurants, GoodLife Fitness, Loblaws City Market, Starbucks, Davids Tea, Shoppers Drug Mart, TD Bank, Ice District, & Arts District

### CREDIBILITY

- Proven, market leading multinational owners/developers/managers with long term holding perspective



MAIN FLOOR COMMON AREA  
OFFICE LOBBY

# LEASING DETAILS

## PARKING:

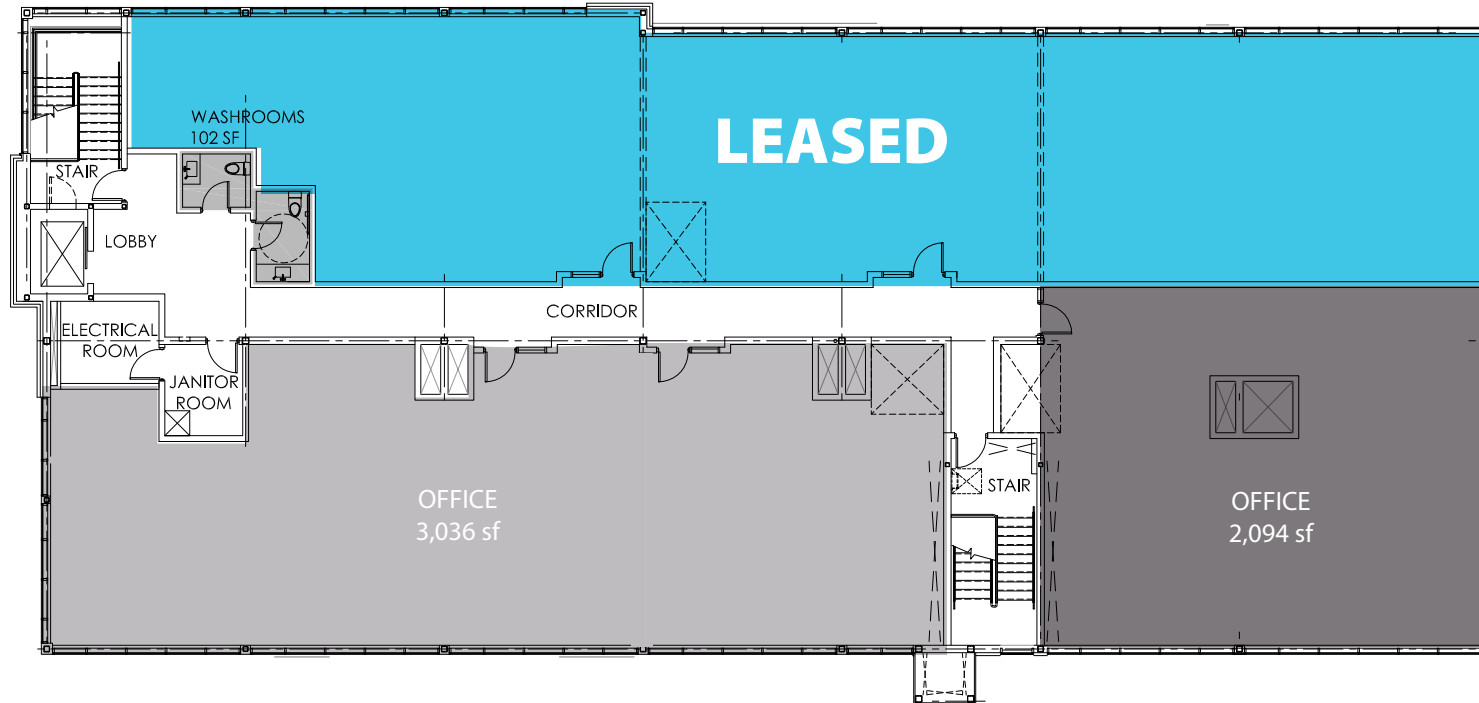
Up to 3.4 stalls per 1,000 sf leased  
(mix of surface & underground, at market rates)

## SIGNAGE:

High visibility building signage available

## FINANCIAL PACKAGE:

Competitive offering; call for details



AVAILABLE IMMEDIATELY FOR TENANT FIXTURING

Building

# 02

2nd Floor Contiguous Area:

- 3,036 sf
- 2,094 sf
- LEASED

Conceptual subdivision options illustrated above



Building

02

# LEASING DETAILS

## PARKING:

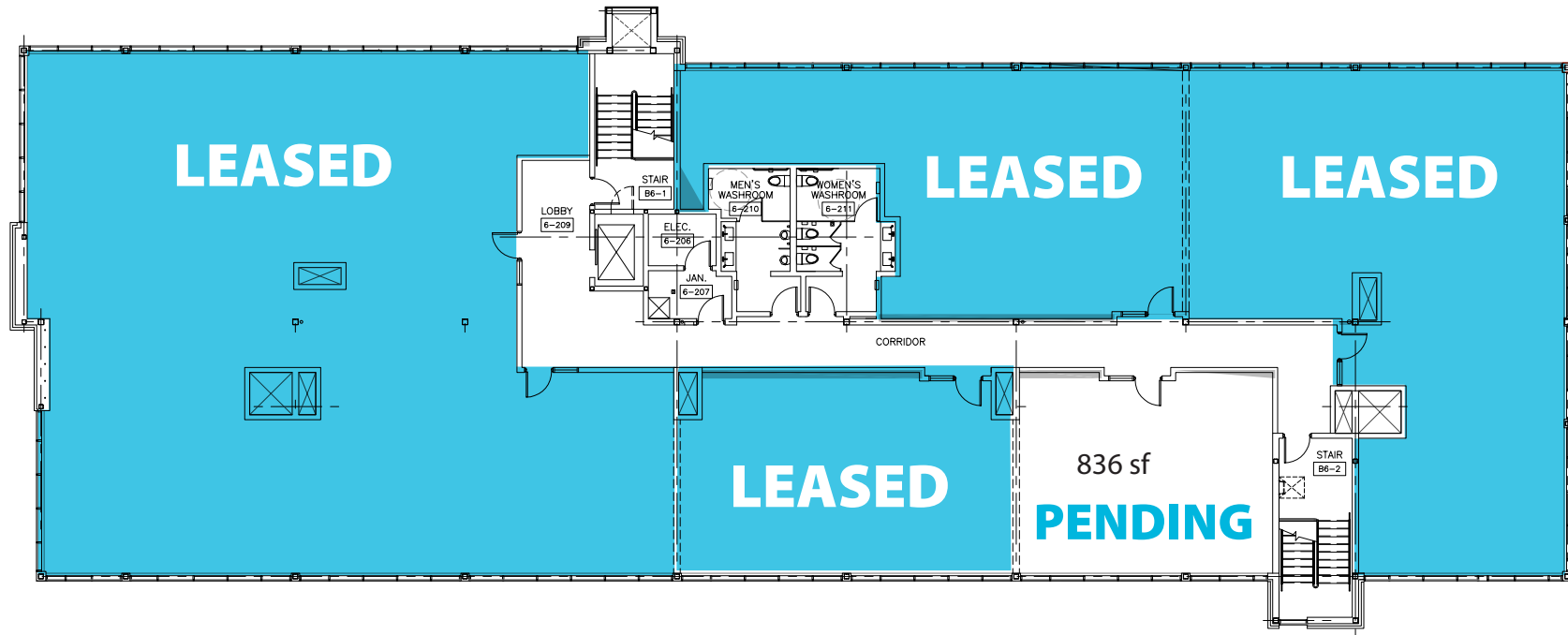
Up to 3.4 stalls per 1,000 sf leased  
(mix of surface & underground, at market rates)

## SIGNAGE:

High visibility building signage available

## FINANCIAL PACKAGE:

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AVAILABLE IMMEDIATELY FOR TENANT FIXTURING

Building  
**06**

2nd Floor Contiguous Area:

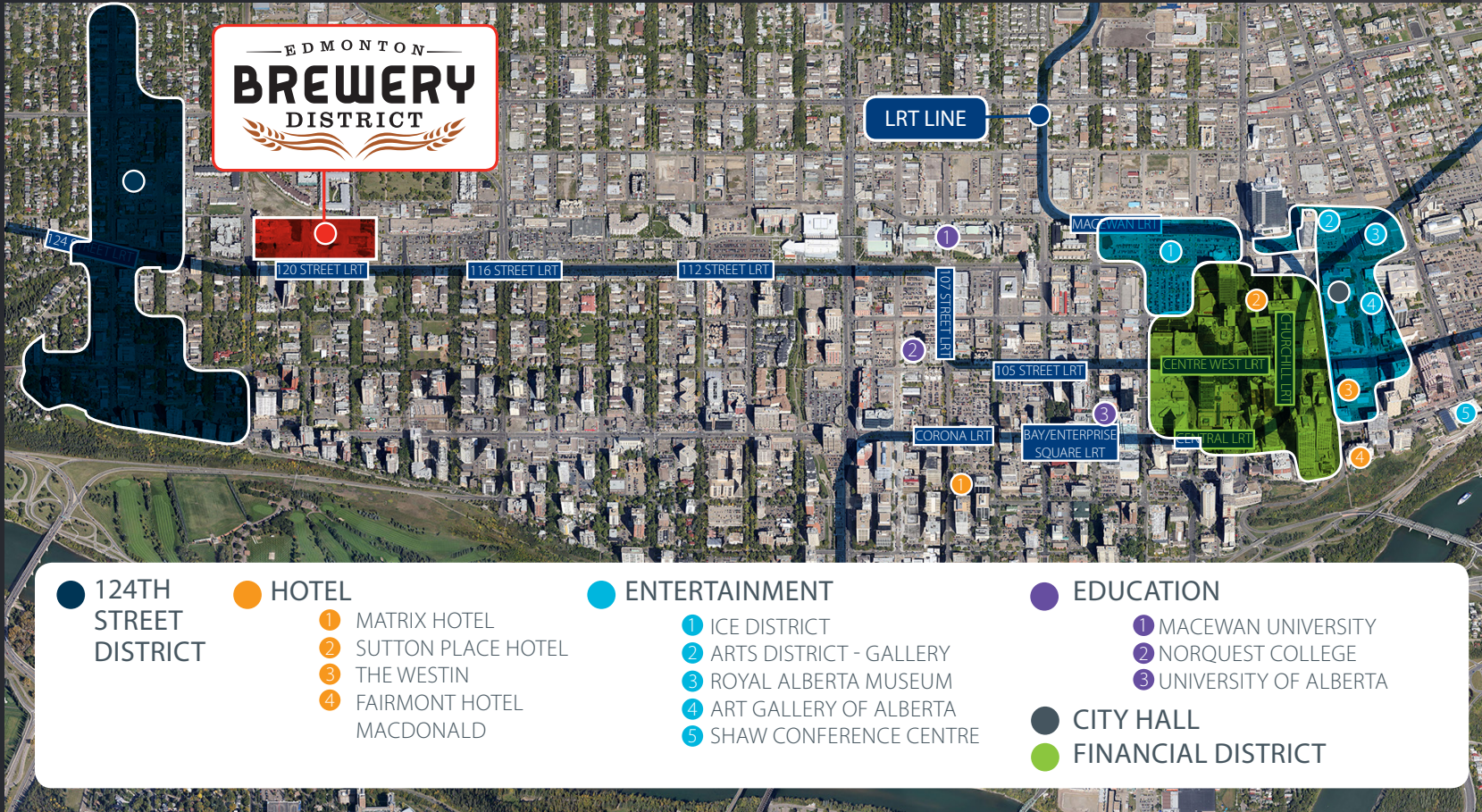
- 836 sf PENDING
- LEASED

Conceptual subdivision options illustrated above



Building

06



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Real Estate  
Solutions

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