



ALLENDALE CENTRE EAST

6104 – 104 STREET | EDMONTON, AB

+ RETAIL & OFFICE SPACE FOR LEASE

Enjoy unrivaled exposure along Calgary Trail in this amenity-rich office and retail location.

Allendale Centre East gives you and your employees access to locker rooms, shower facilities, underground parking and bicycle storage, EV charging stations, and fibre optic internet.

Only 5,600 SF of ground floor office space remains available. These vacancies are ideal for businesses in need of beautiful office space with street level exposure. Ample parking at the rear of the building make access a breeze.

- Flexible floor plates
- Floor to ceiling windows
- Signage opportunities
- Fibre optics in building
- Electric car charging stations



SITE AMENITIES +

RESTAURANTS

- Hibachi – Steak Seafood Sushi
- IPHO Vietnamese

SERVICES

- Tiny Town Daycare
- Anytime Fitness
- Pharmacy

AMENITIES

- Underground parking
- Locker rooms and showers
- Underground bike storage

PROPERTY DETAILS +



SITE AREA
1 Acre



RENTAL RATE
\$34.00.00–\$36.00/SF
(est.)



AVAILABILITY
Immediately



GROSS BUILDING AREA
13,965 SF
(Main floor only)



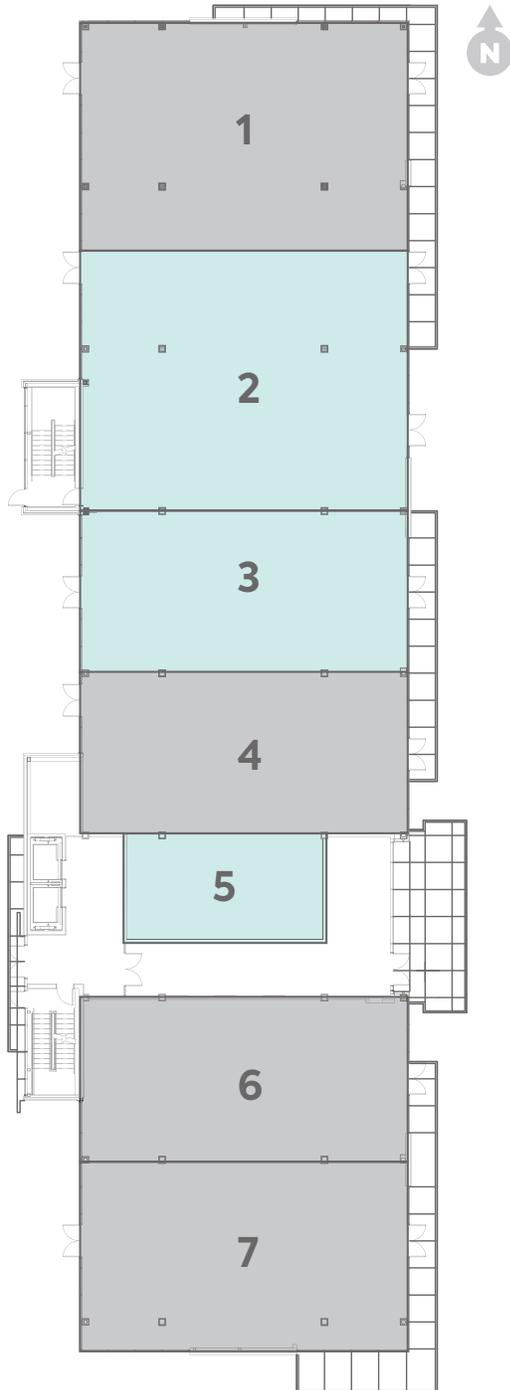
ADDITIONAL RENT
Prop Tax: \$7.96/SF
CAM: \$10.45/SF
EST. TOTAL: \$18.41/SF



PARKING RATIO
2.84/1,000 SF
(Surface & underground available)

FLOOR PLAN +

MAIN FLOOR



1	IPHO Vietnamese	2,621 SF
2	AVAILABLE	2,770 SF
3	AVAILABLE	2,155 SF
4	Optometrist	1,843 SF
5	AVAILABLE	710 SF
6	Bull Devil	1,821 SF
7	Liquor House	2,178 SF

IDEAL USES

- Financial Institutions
- Massage Therapy
- Restaurants

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.



AREA DEMOGRAPHICS +

Allendale Centre East



POPULATION

1 KM	3 KM	5 KM
5,422	67,476	164,510



HOUSEHOLDS

1 KM	3 KM	5 KM
2,230	30,379	71,366



AVERAGE INCOME

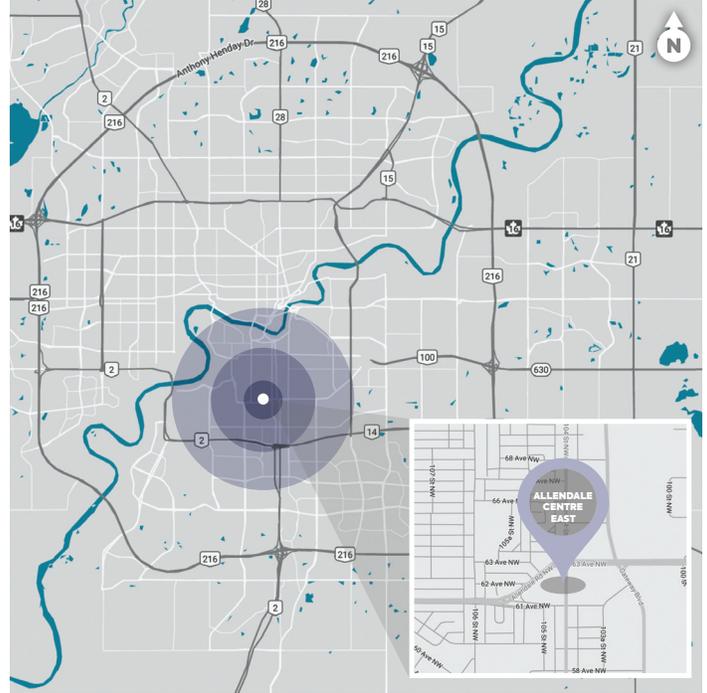
1 KM	3 KM	5 KM
\$130,427	\$103,040	\$115,805



VEHICLES PER DAY

25,400 on 104 Street, 8,700 on 61 Avenue and 16,200 on Allendale Road in 2018*

*Most recent data available



CONTACT +



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Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES