

OFFICE FOR LEASE

# Beaver House

10158 103 Street  
Edmonton, AB



**Cory Wosnack**  
Principal & Managing Director  
+1 780 909 7850  
cory.wosnack@avisonyoung.com

**Hillary Williams**  
Senior Associate  
+1 780 993 3125  
hillary.williams@avisonyoung.com

**AVISON  
YOUNG**

# Heritage building with exposed brick & beam details complimented by modern improvements

## Up to +/-15,000 sf | 5th floor, full floor opportunity

Ideally located on 103 Street within walking distance to some of Edmonton's best restaurants, ICE District, and the pedway system providing easy indoor access to the Financial core. Tenant building amenities include bike storage and a modern and comfortable tenant lounge/games room with large kitchen.



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### Area Available

Suite 200 - 3,396 sf (Sept 1, 2025)  
Suite 220 - 2,939 sf  
Suite 300 - 14,275 sf (Sept 1, 2025)  
Suite 401 - 4,160 sf  
Suite 404 - 2,766 sf  
Suite 406 - 1,754 sf  
Suite 501 - 6,714 sf  
Suite 503 - 6,812 sf  
*5th Floor: Full floor opportunity up to +/- 15,000 sf*

### Lease Rate

Starting at \$14.00 psf

### Operating Costs

\$13.60 psf

### Inducements

Full turnkey options available

### Parking

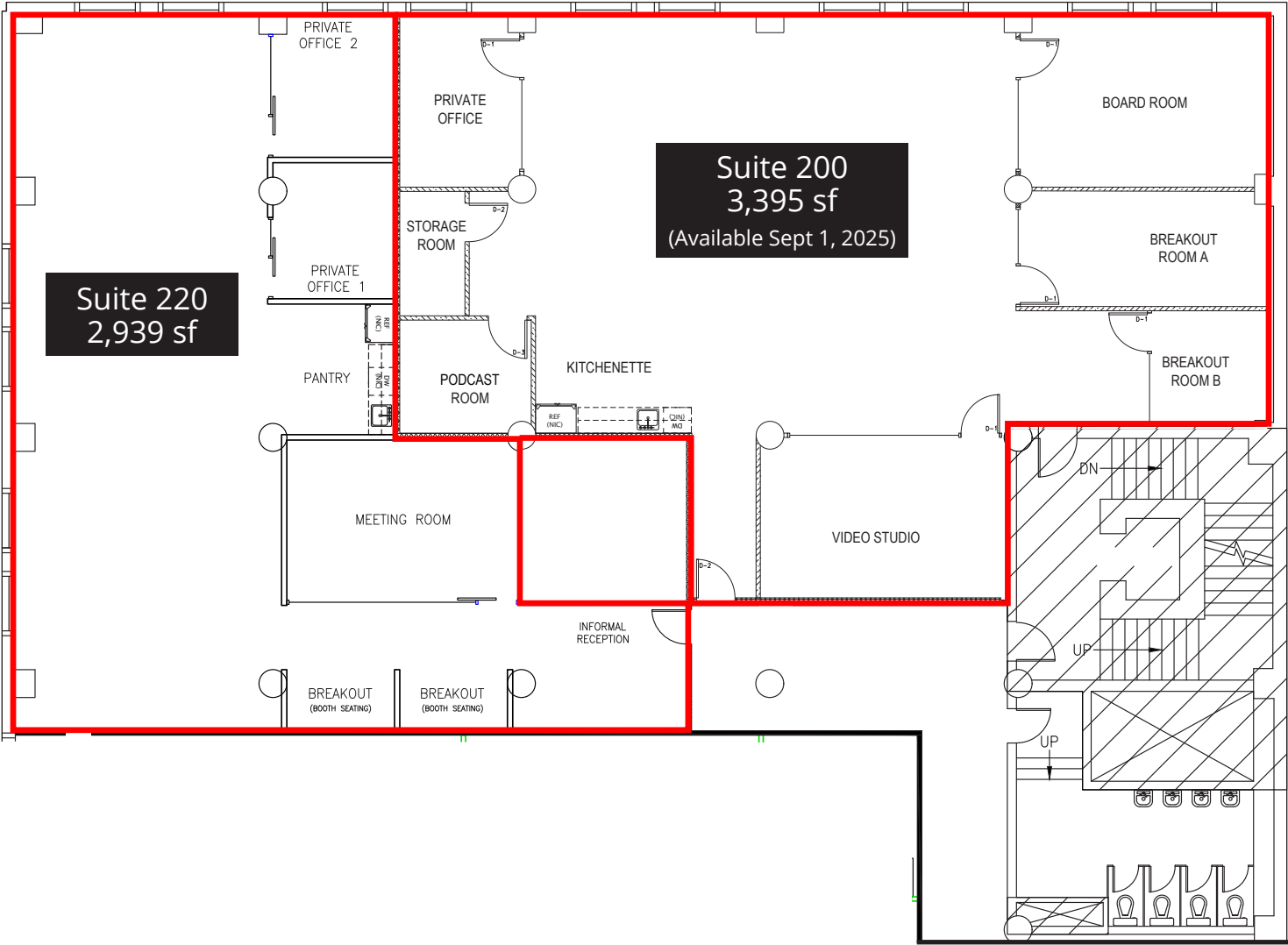
Stalls available in the adjacent lot

### Term

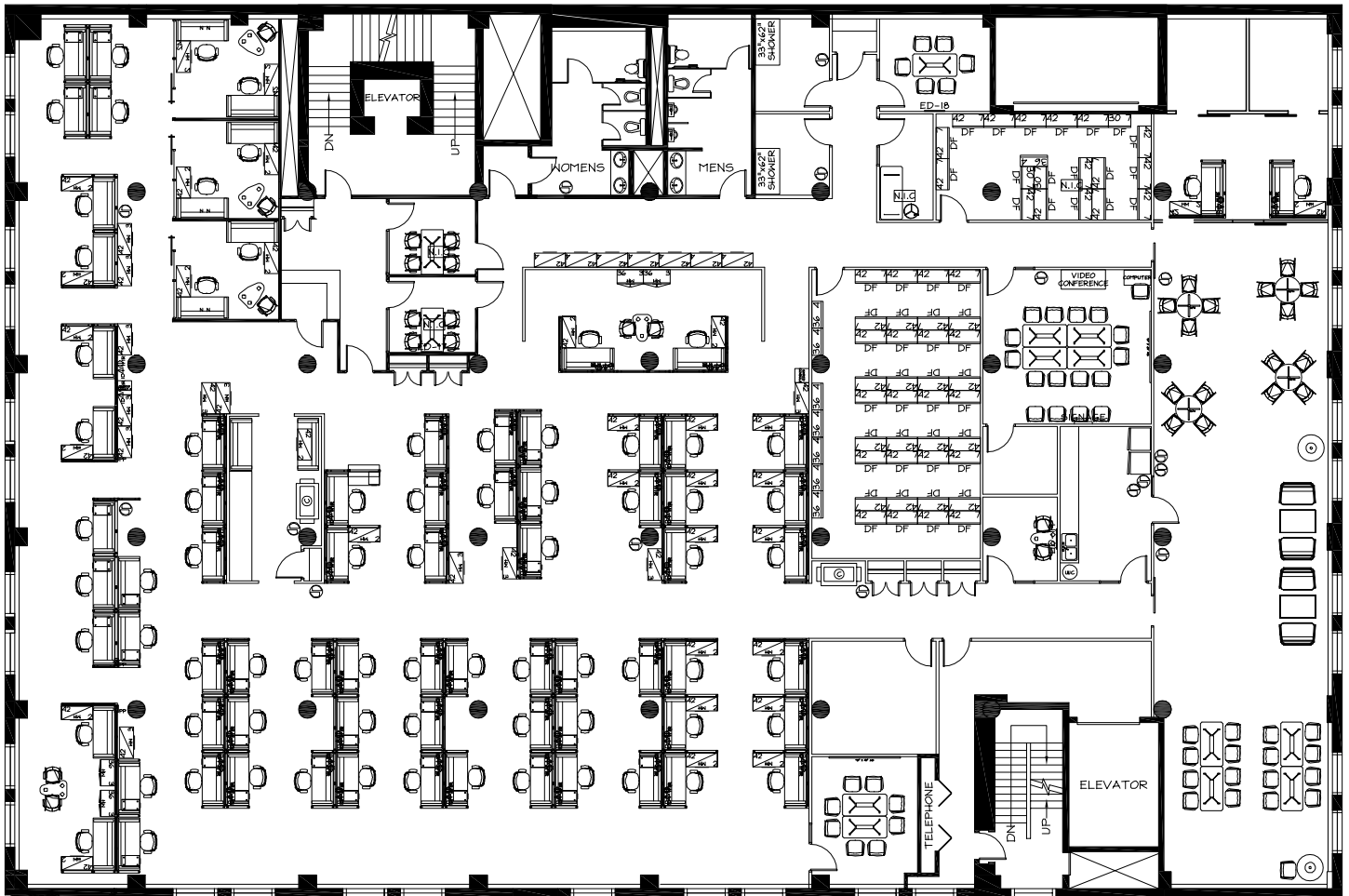
Flexible terms available starting at 1 year



2nd Floor



## 3rd Floor: 14,275 sf

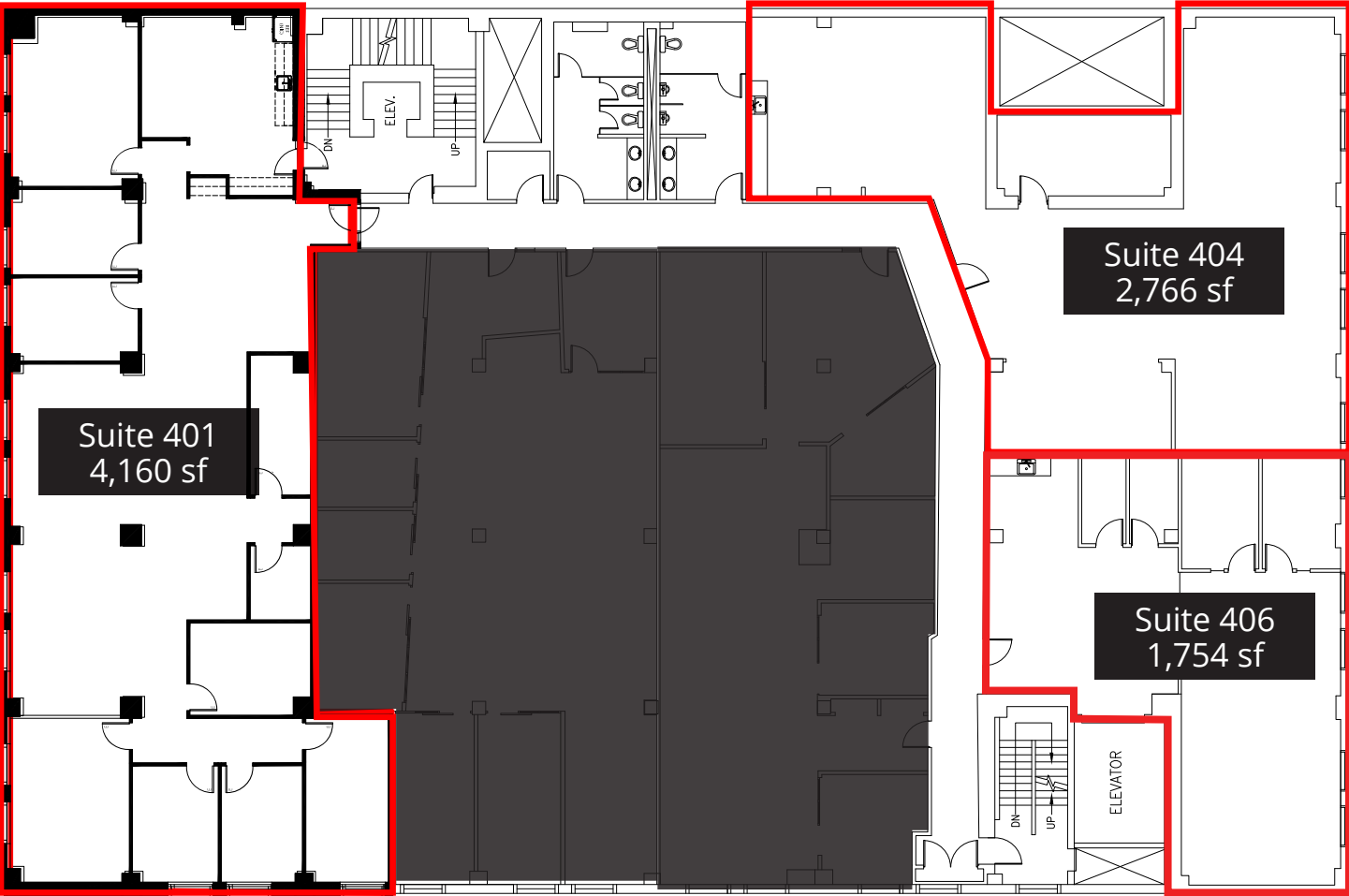


Available September 1, 2025

Demising options available



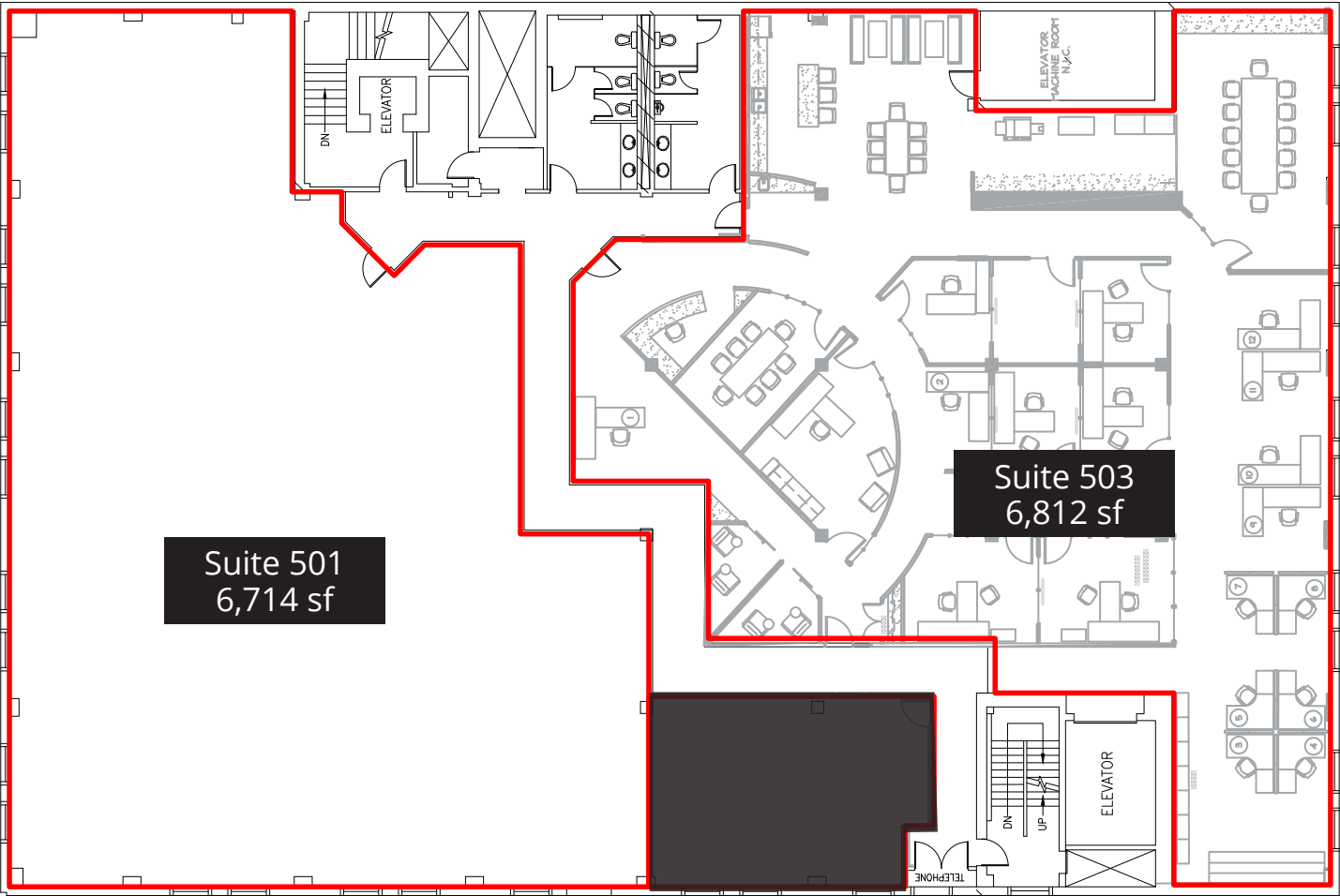
4th Floor



Building Tenant Lounge

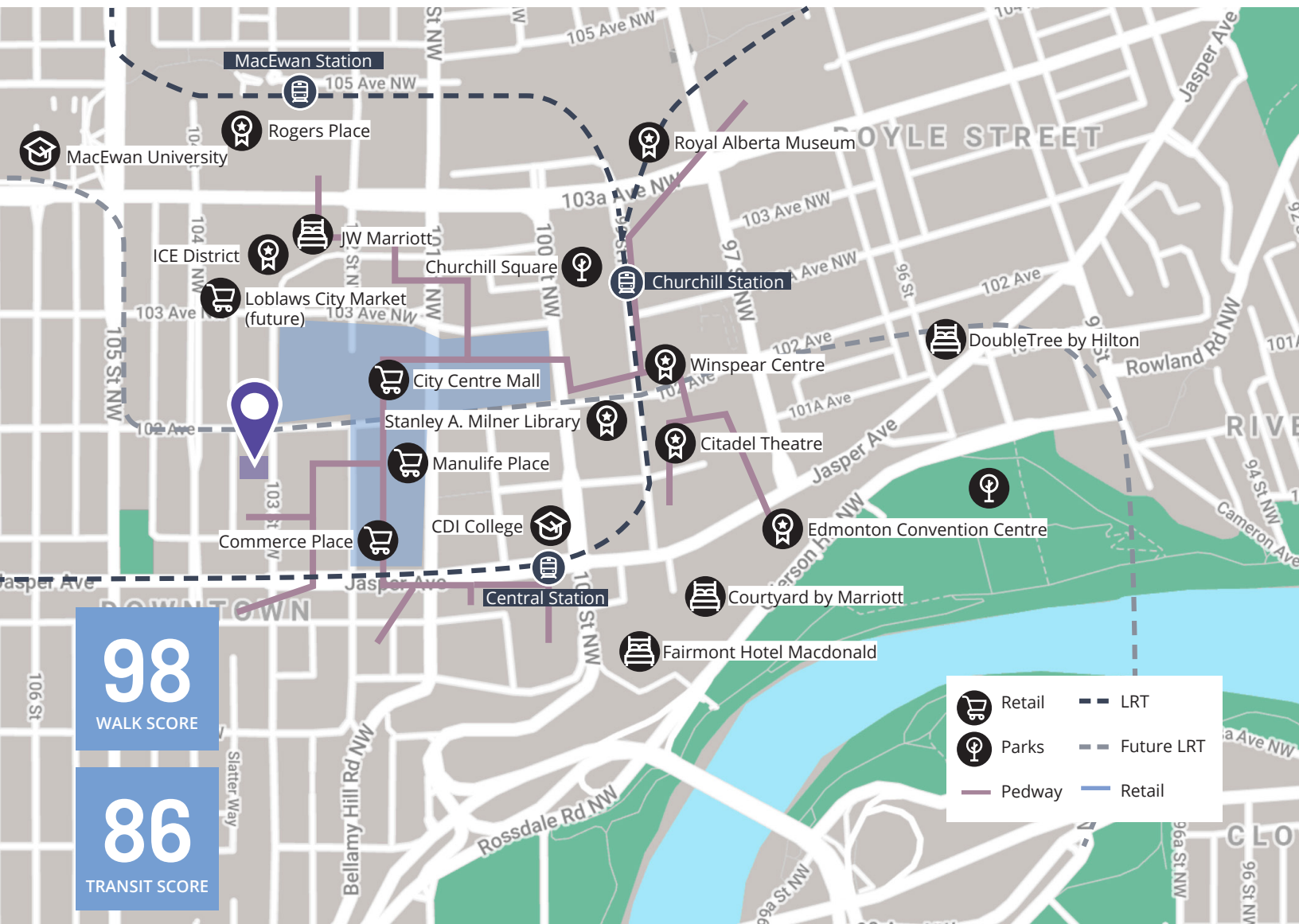


5th Floor



Suite 501





### The Downtown Vibe

The heart of the Capital City. The hub for all things art and culture. Where the options for diverse cuisine, shopping and entertainment are limitless. Your employees and clients will benefit from all that this downtown location has to offer.

### Walkable Amenities

- Bottega 104
- Cavern
- YEG Pizza
- XO Bistro + Bar
- Remedy Cafe
- Sabor
- Tzin Wine & Tapas
- Jack's Burger Shack
- Rogers Place

### Public Transit

In addition to its location directly along major bus routes, Beaver House is steps away with access to four LRT stations via pedway connection.

Located on 103 Street the Downtown Bike Network offers over 7.8 km of protected bike lanes, shared roadways, and paths.

# For more information, please contact

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[cory.wosnack@avisonyoung.com](mailto:cory.wosnack@avisonyoung.com)

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Suite 2100, 10111 - 104 Avenue | Edmonton, AB T5J 0J4 |  
780 428 7850

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