

OFFICE FOR LEASE

Beaver House

10158 103 Street
Edmonton, AB



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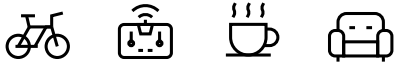
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**AVISON
YOUNG**

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.



Click to view virtual tours:

[SUITE 100](#)

[SUITE 501](#)

Area Available

Suite 100 - 11,694 sf
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

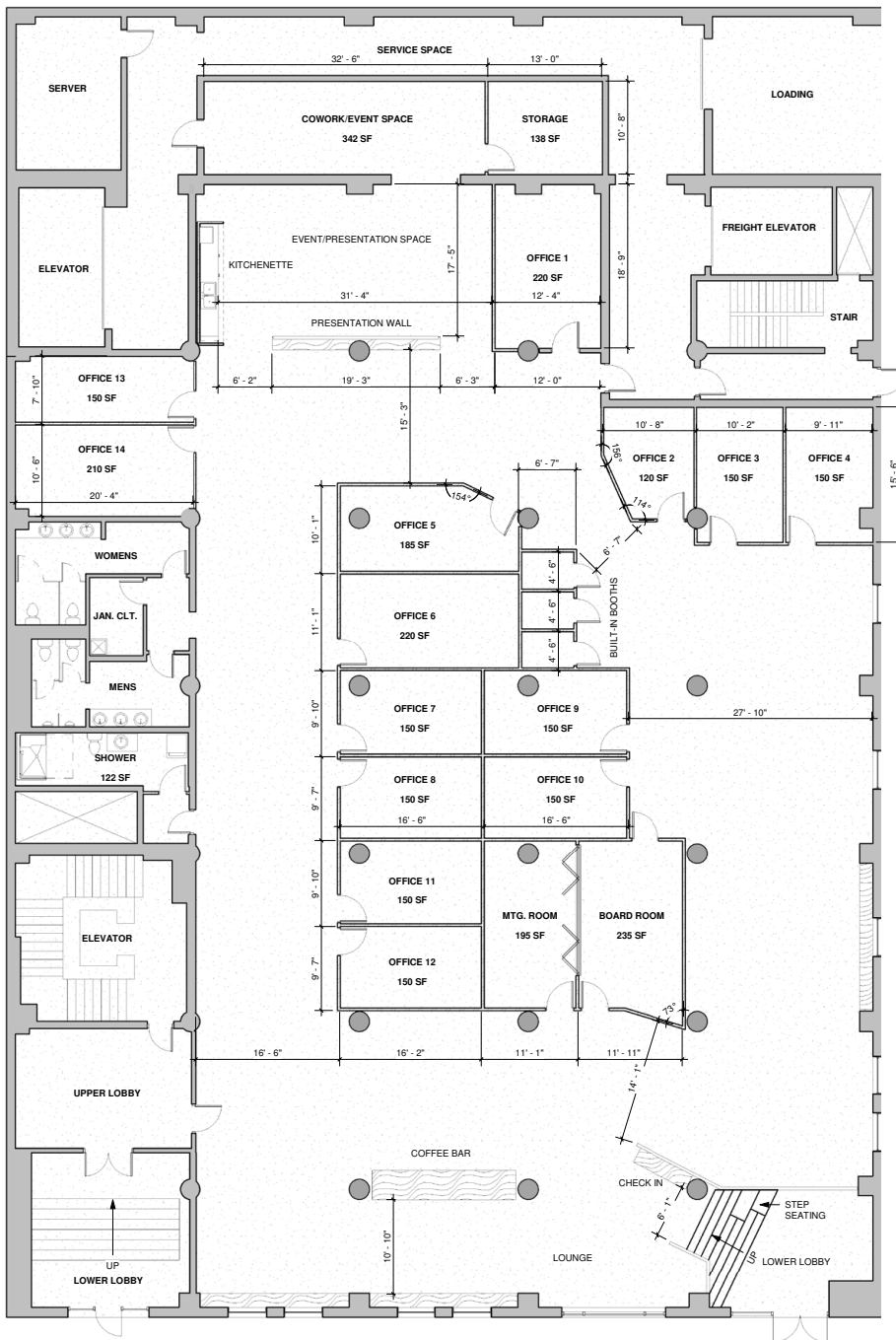
Stalls available in the adjacent lot

Term

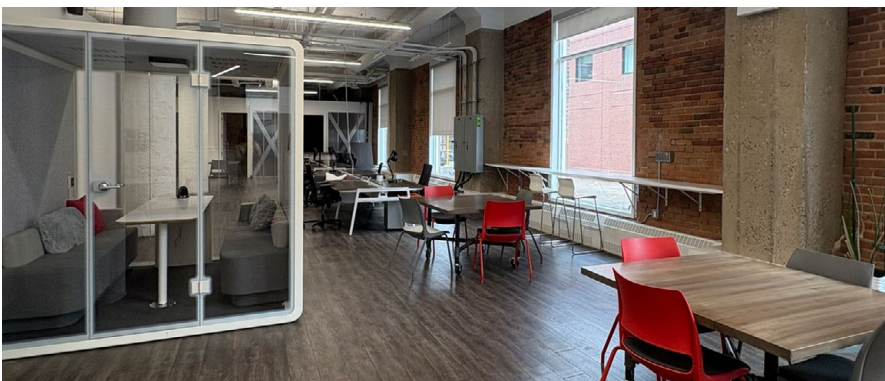
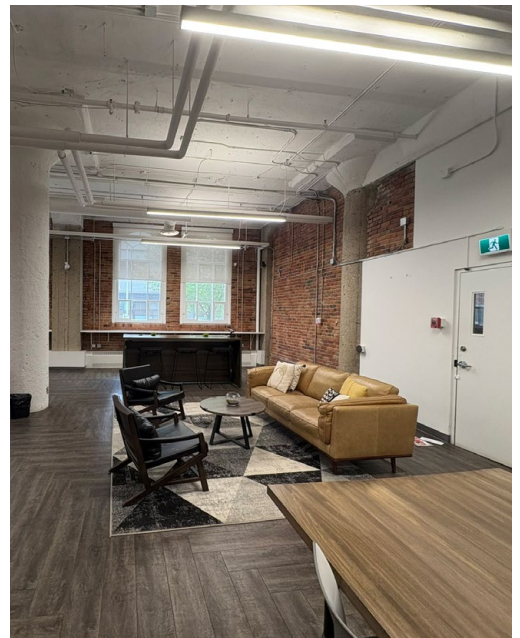
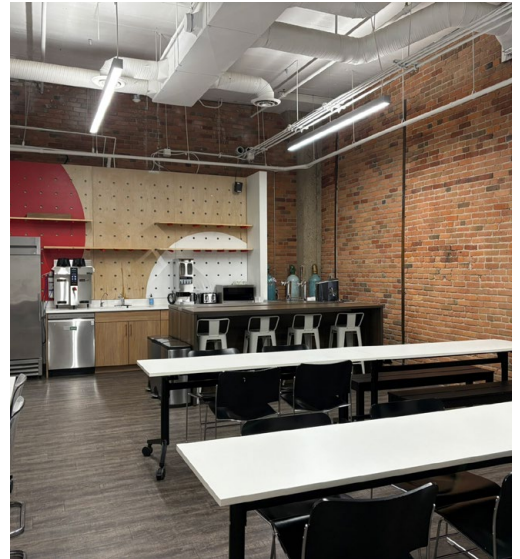
Flexible terms available starting at 1 year



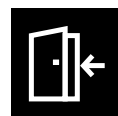
Suite 100: 11,694 sf



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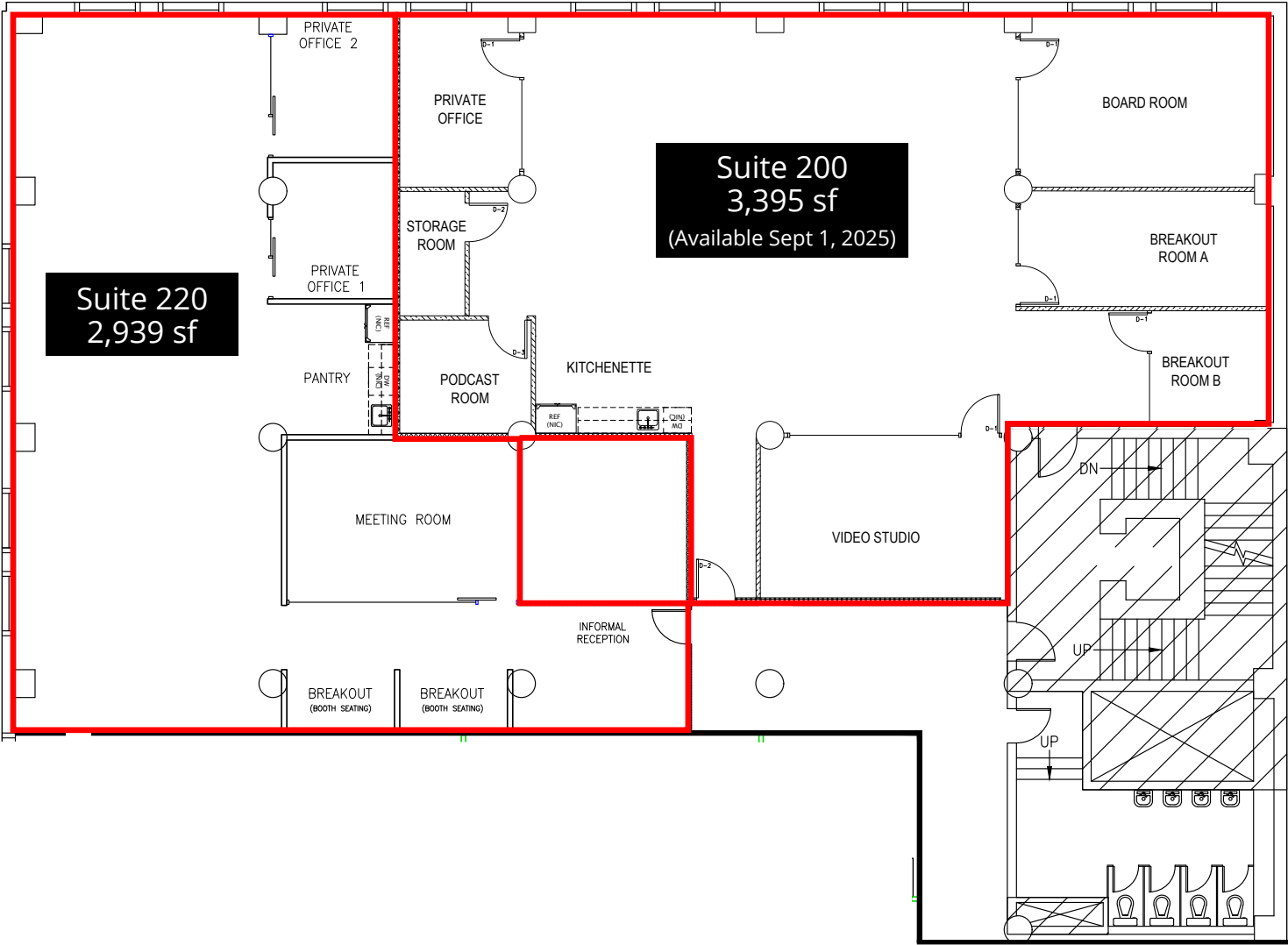


Fully furnished
option available

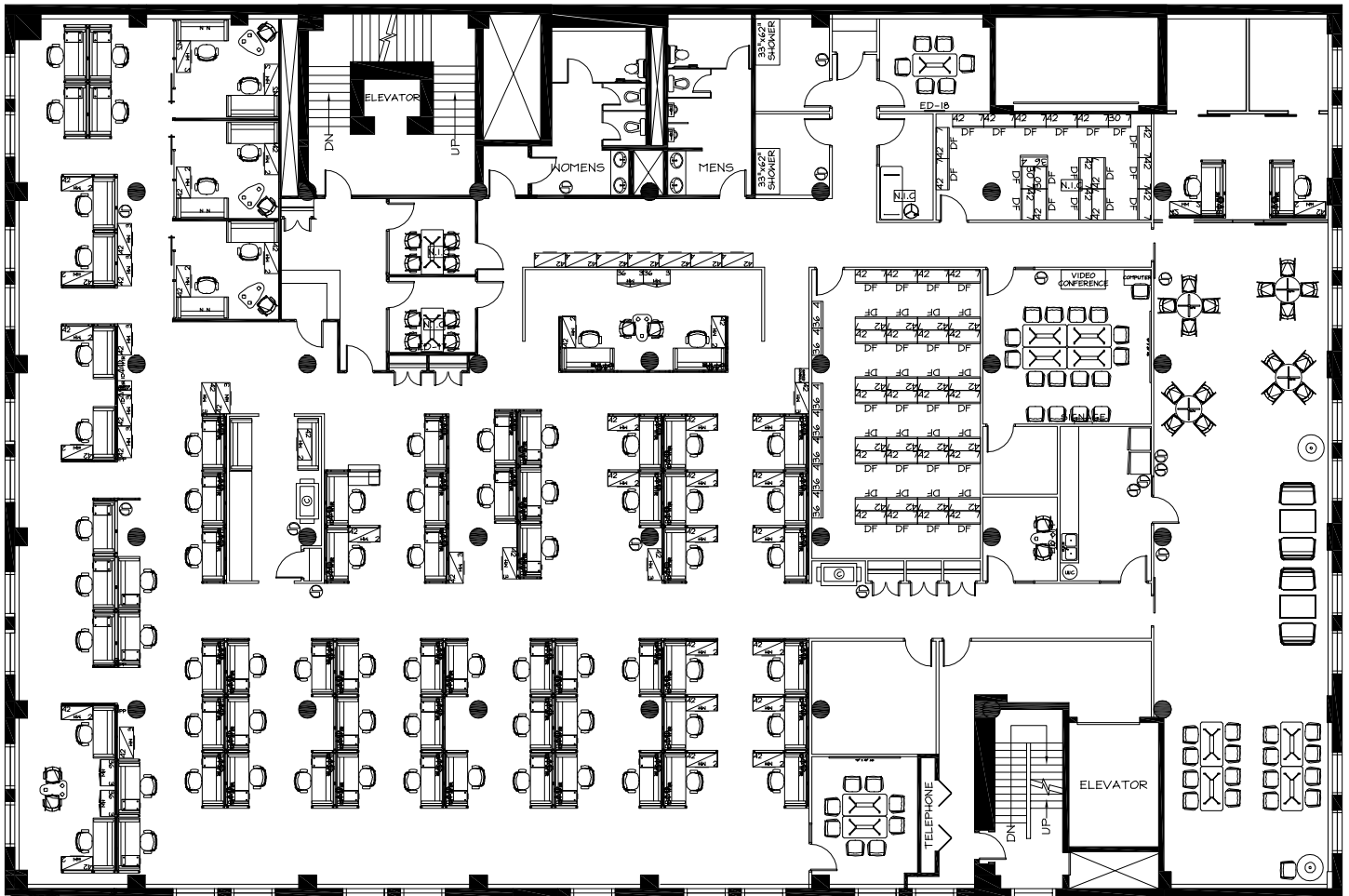


Exclusive exterior
entrance

2nd Floor

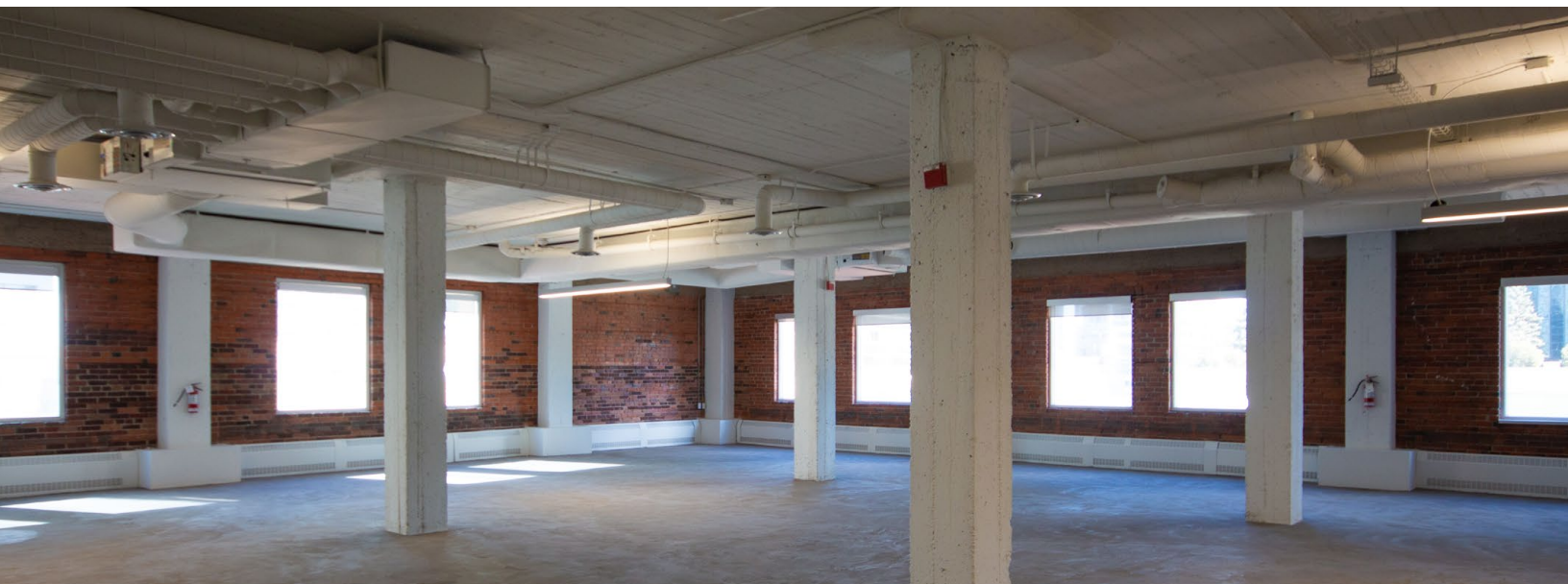


3rd Floor: 14,275 sf

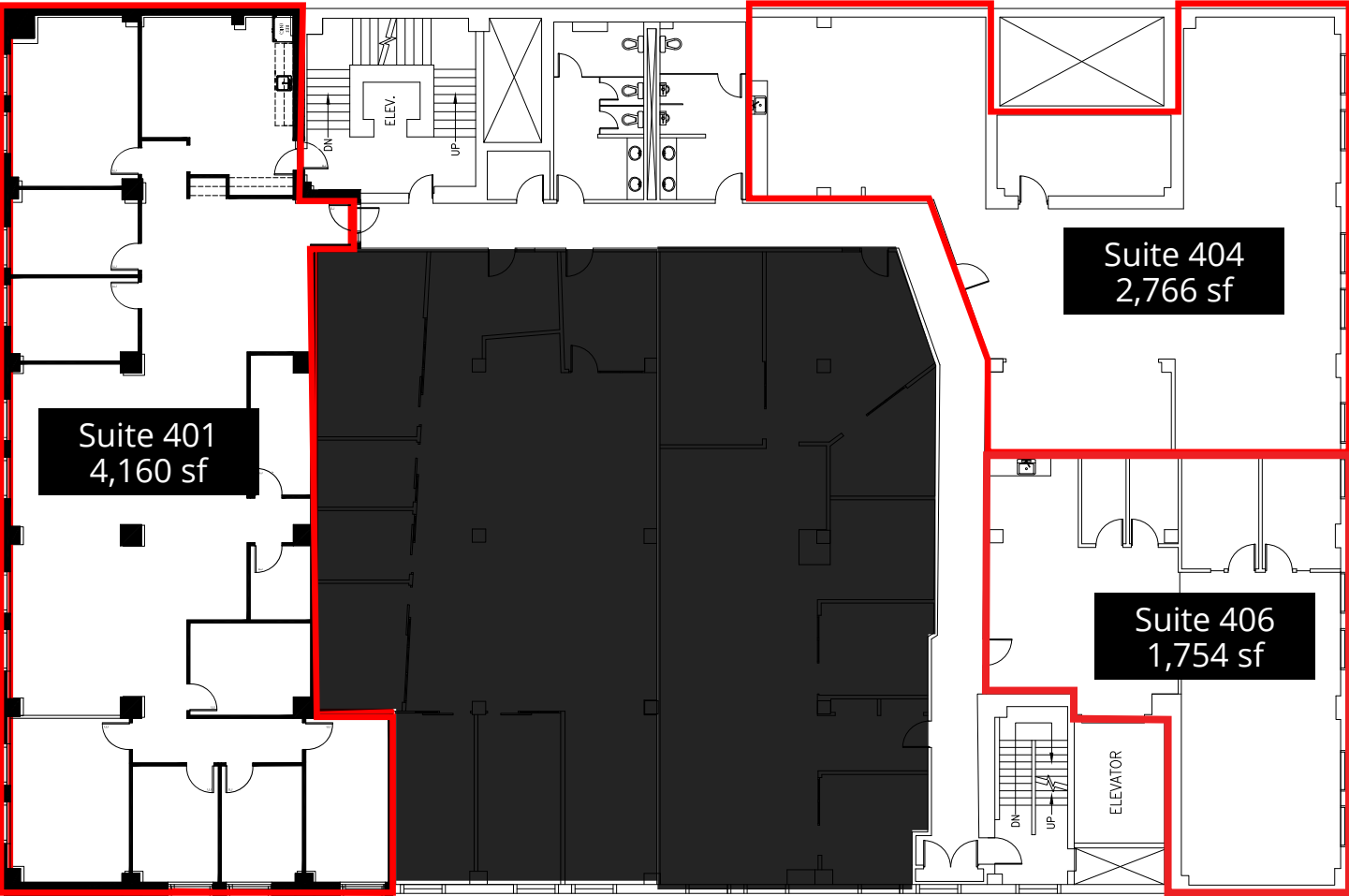


Available September 1, 2025

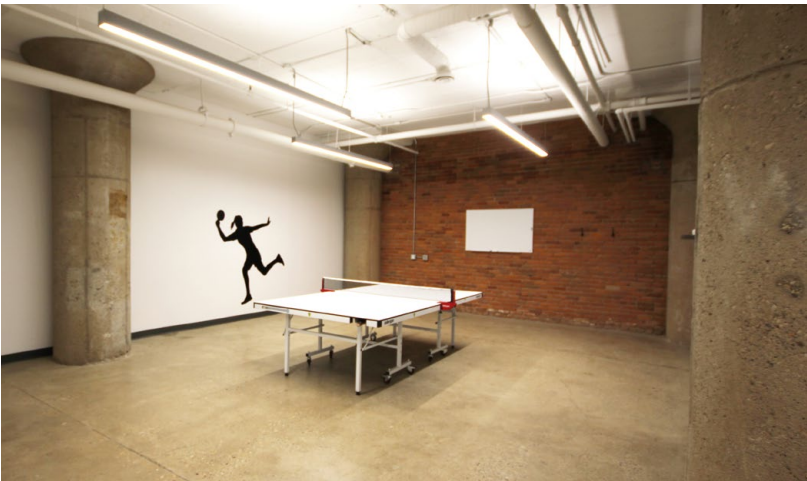
Demising options available



4th Floor

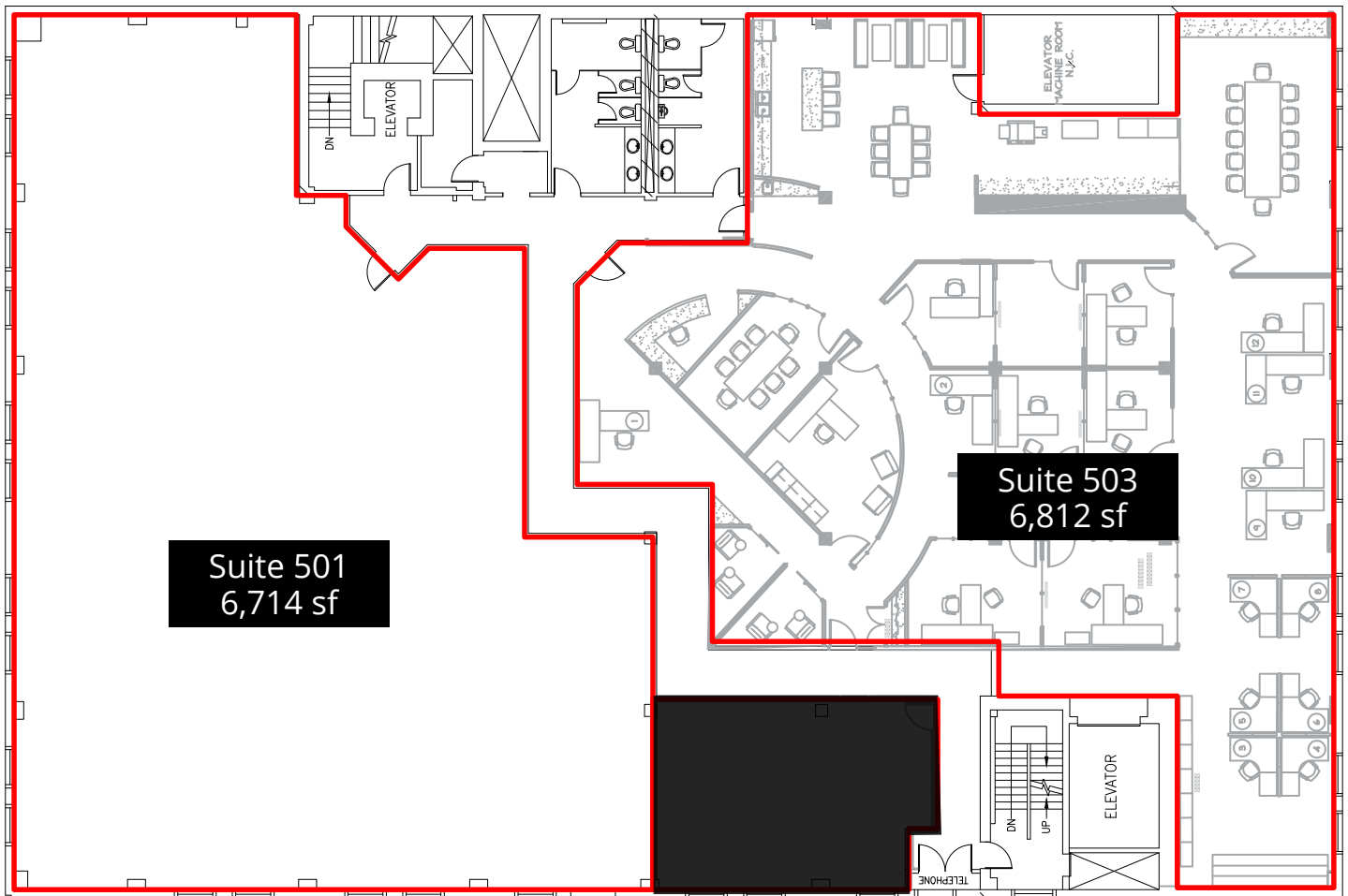


Building Tenant Lounge

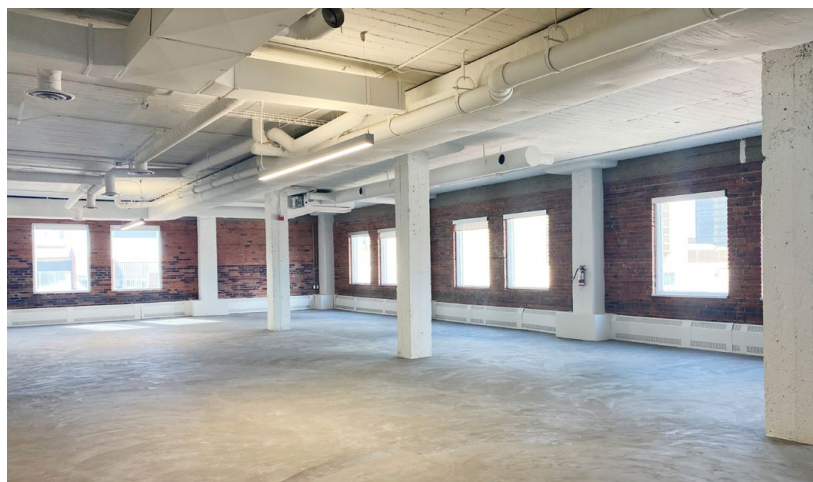


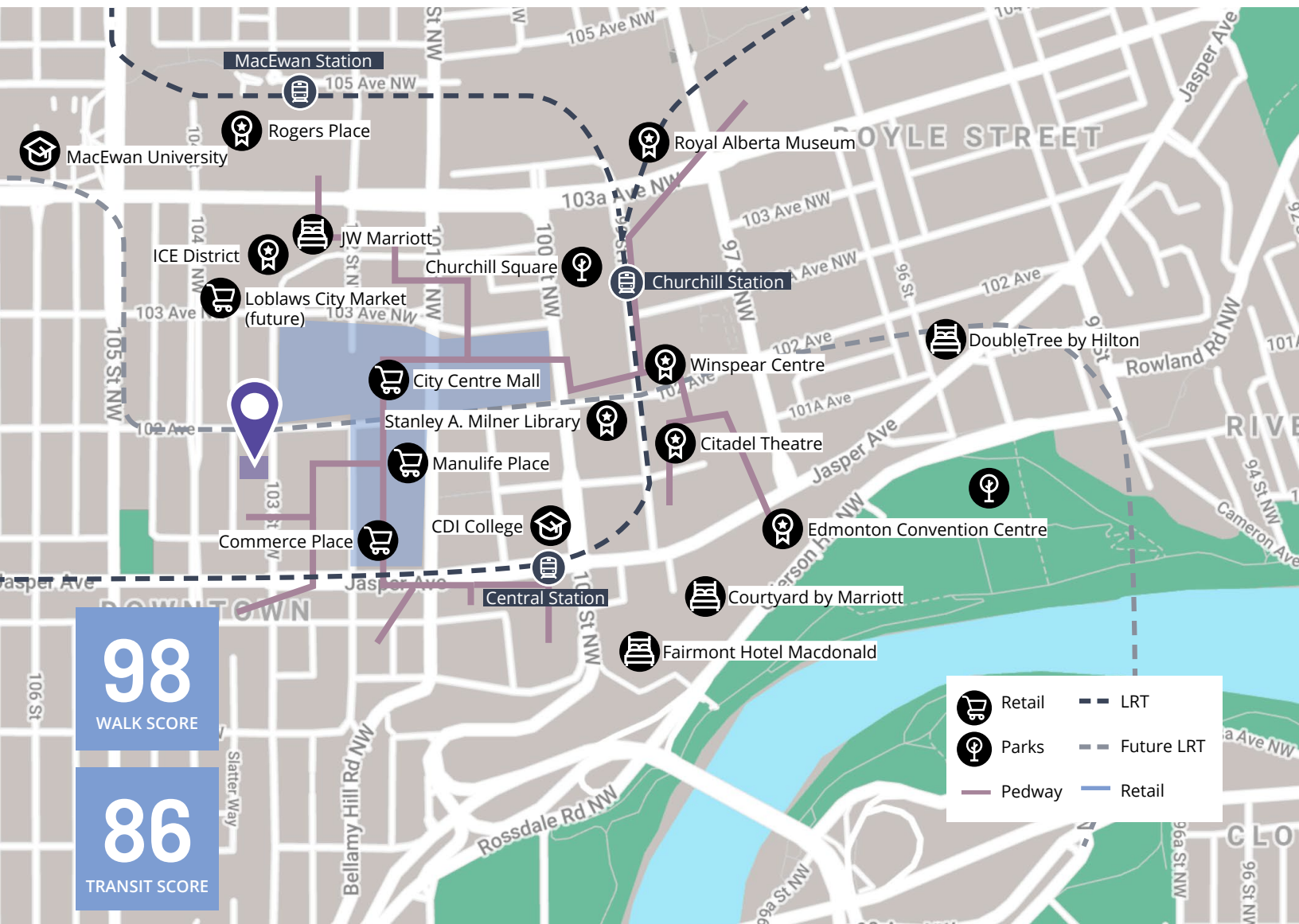
5th Floor

[CLICK TO VIEW VIRTUAL TOUR \(SUITE 501\)](#)



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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