

OFFICE FOR LEASE

Beaver House

10158 103 Street
Edmonton, AB



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**AVISON
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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.

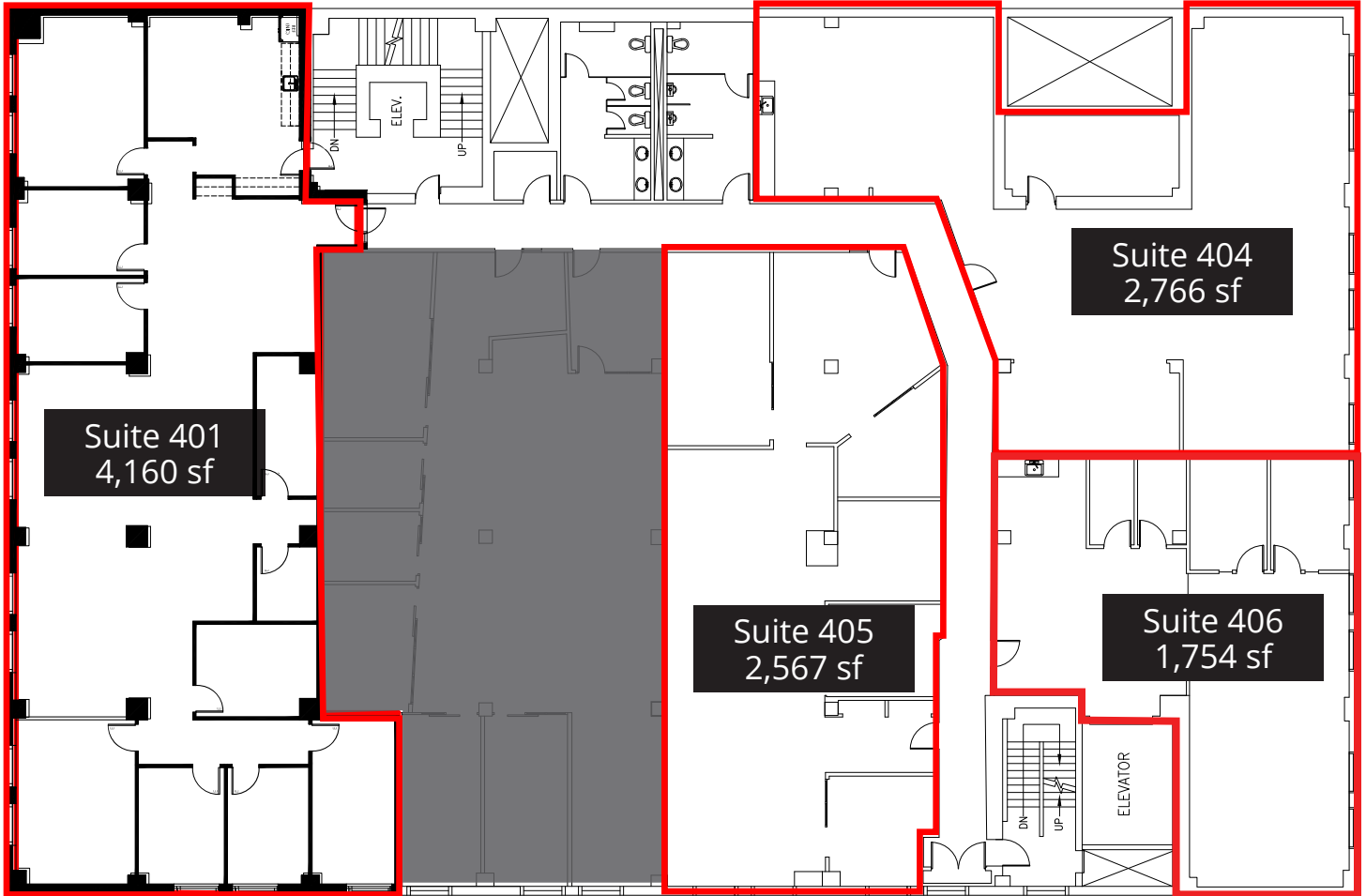


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Area Available	Suite 401 - 4,160 sf Suite 404 - 2,766 sf Suite 405 - 2,567 sf Suite 406 - 1,754 sf Suite 501 - 6,714 sf Suite 503 - 6,812 sf <i>5th Floor: Full floor opportunity up to +/- 15,000 sf</i>
Lease Rate	Starting at \$14.00 psf
Operating Costs	\$13.60 psf
Inducements	Full turnkey options available
Parking	Stalls available in the adjacent lot
Term	Flexible terms available starting at 1 year



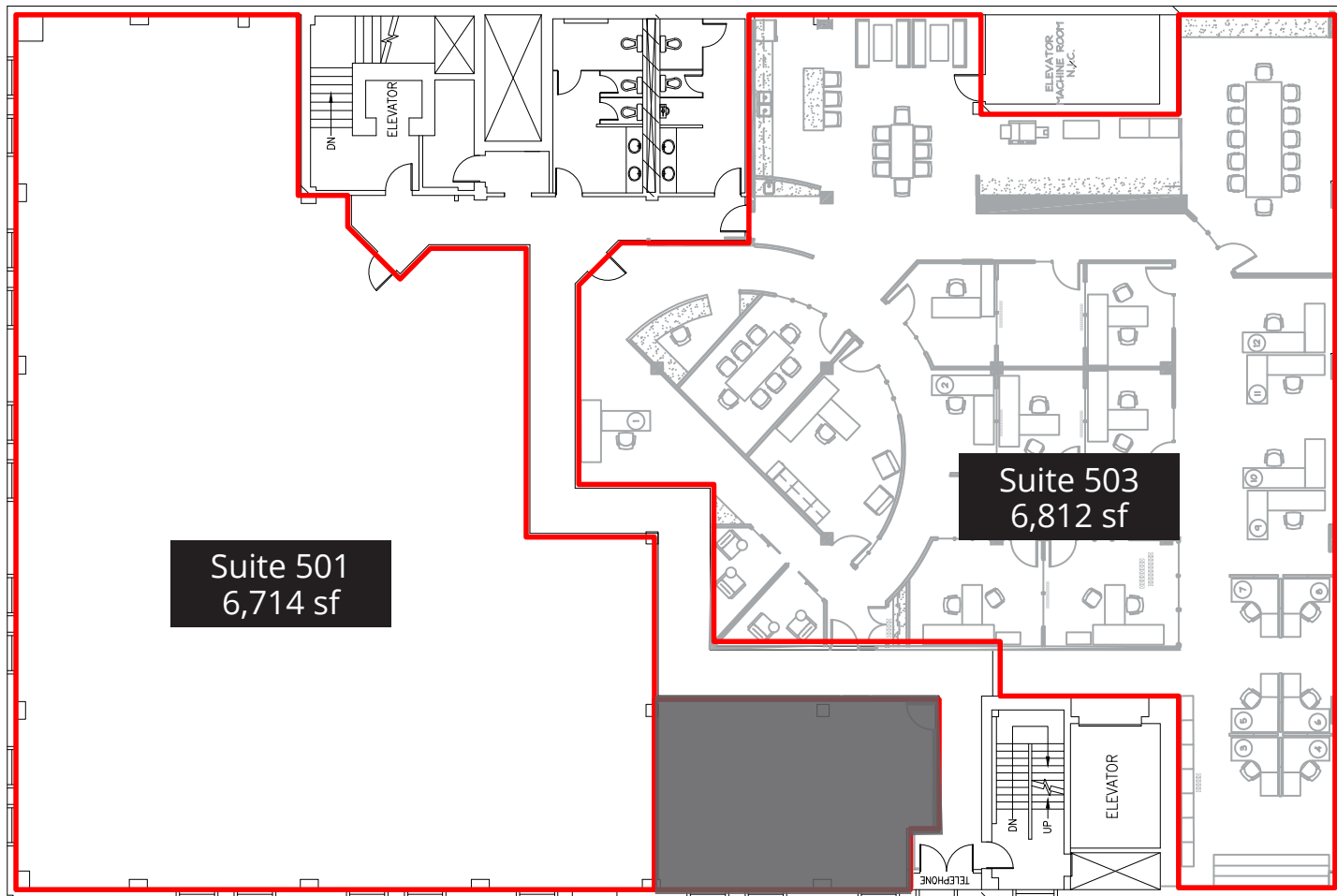
4th Floor



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
- 7-Eleven
- Remedy Cafe
- Sabor
- Tzin Wine & Tapas
- Jack's Burger Shack
- Edmonton City Centre Mall
- 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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