

AVISON
YOUNG

FOR SUBLEASE



Suite 401

Birks Building

10113 - 104 Street, Edmonton, AB

Situated on Edmonton's iconic 104 Street, this modern office space blends contemporary design with urban character. Steps away from award-winning restaurants, cafés, retail, and transit, this location offers unparalleled connectivity and convenience for both staff and clients. This office space is ideal for forward-thinking businesses seeking to make a statement in the downtown core.

Get more
information

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

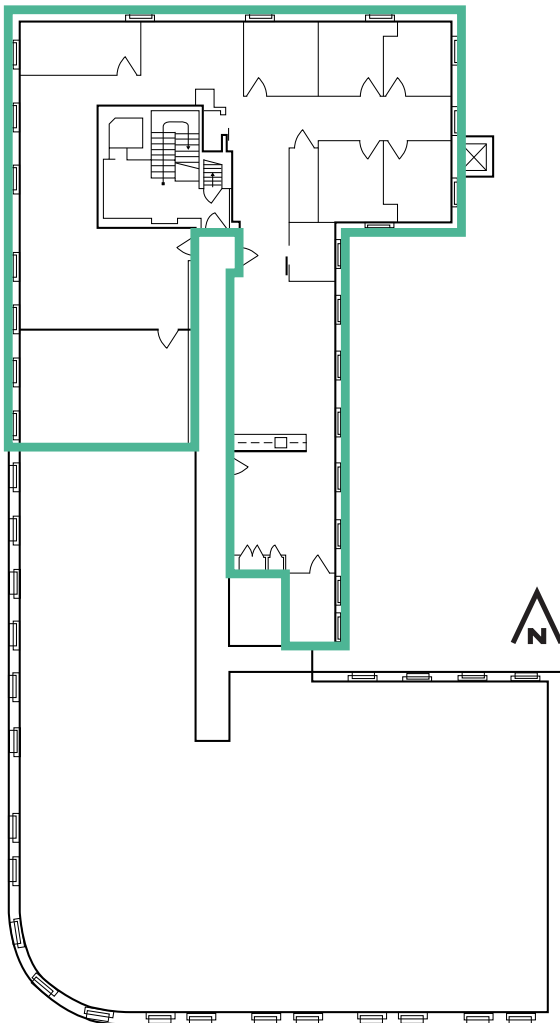
Jarrett Campbell
Vice President
+1 780 932 1275
jarrett.campbell@avisonyoung.com

OFFERING SUMMARY

Availability:	3,802 SF <i>Available July 1, 2025</i>
Basic Rent:	\$9.00 PSF
Additional Rent:	\$16.06 PSF
Sublease Expiry:	January 31, 2029
Parking:	Surface and covered parking available nearby



FLOOR PLAN



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