



BIRKS BUILDING

10113 104 Street NW
Edmonton AB

PROPERTY HIGHLIGHTS:

Gross Leasable Area:	34,104 sf
2023 Operating Costs:	Office: \$19.30 Retail: \$16.90
Floors:	4
Floor Plate:	8,000 sf
Year Built	1927

*Heritage building
located on vibrant 104
Street*



Prime location near Ice District



Direct LRT and major bus route access



Prestigious historical building



Indoor bicycle storage



Operable windows



Telus and Shaw High Speed Fibre Internet

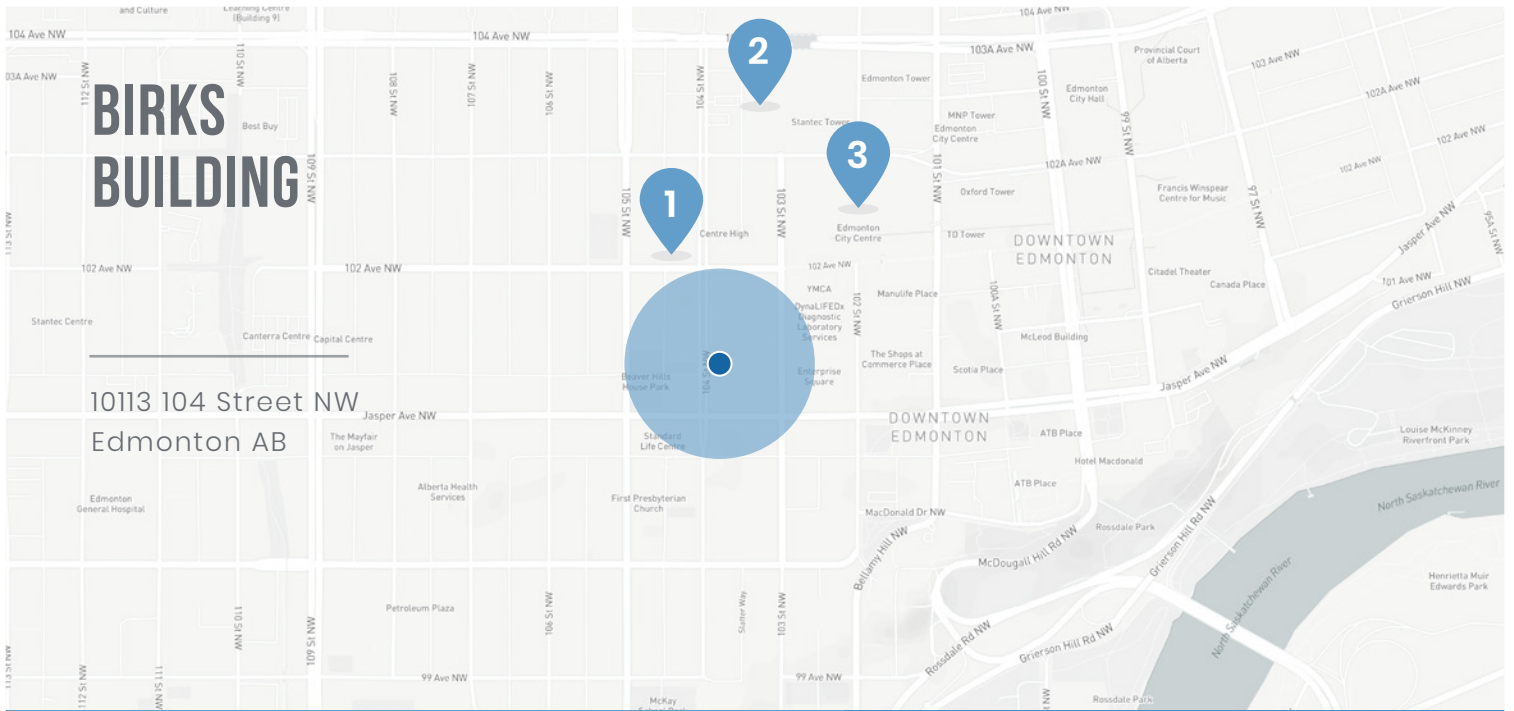
MELCOR

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melcorspace.ca



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LOCATION & NEARBY AMENITIES:

KEY LOCATIONS:

1. 104 Street Promenade
2. Ice District
3. Edmonton City Centre Mall

MEL | CARE ♥

As a Melcor tenant, you can download our Customer Care App, MeICARE, and submit services requests in a snap.



WALK SCORE **96**

TRANSIT SCORE **86**

DRIVING TIMES:

Edmonton International Airport 30 minutes

West Edmonton 24 minutes

melcor.ca/birks



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