



# 104 STREET BUILDING

10177 104 Street NW  
Edmonton AB

## PROPERTY HIGHLIGHTS:

Gross Leasable Area	12,335 sf
2023 Operating Costs	Office: \$14.76 Retail: \$14.76
Floors	2
Floor Plate	6,262

*Heritage Building  
Located on Vibrant  
104 Street*



Prime location near the Ice District



Direct LRT and major bus route access



Prestigious historical building

**MELCOR**

**CONTACT**

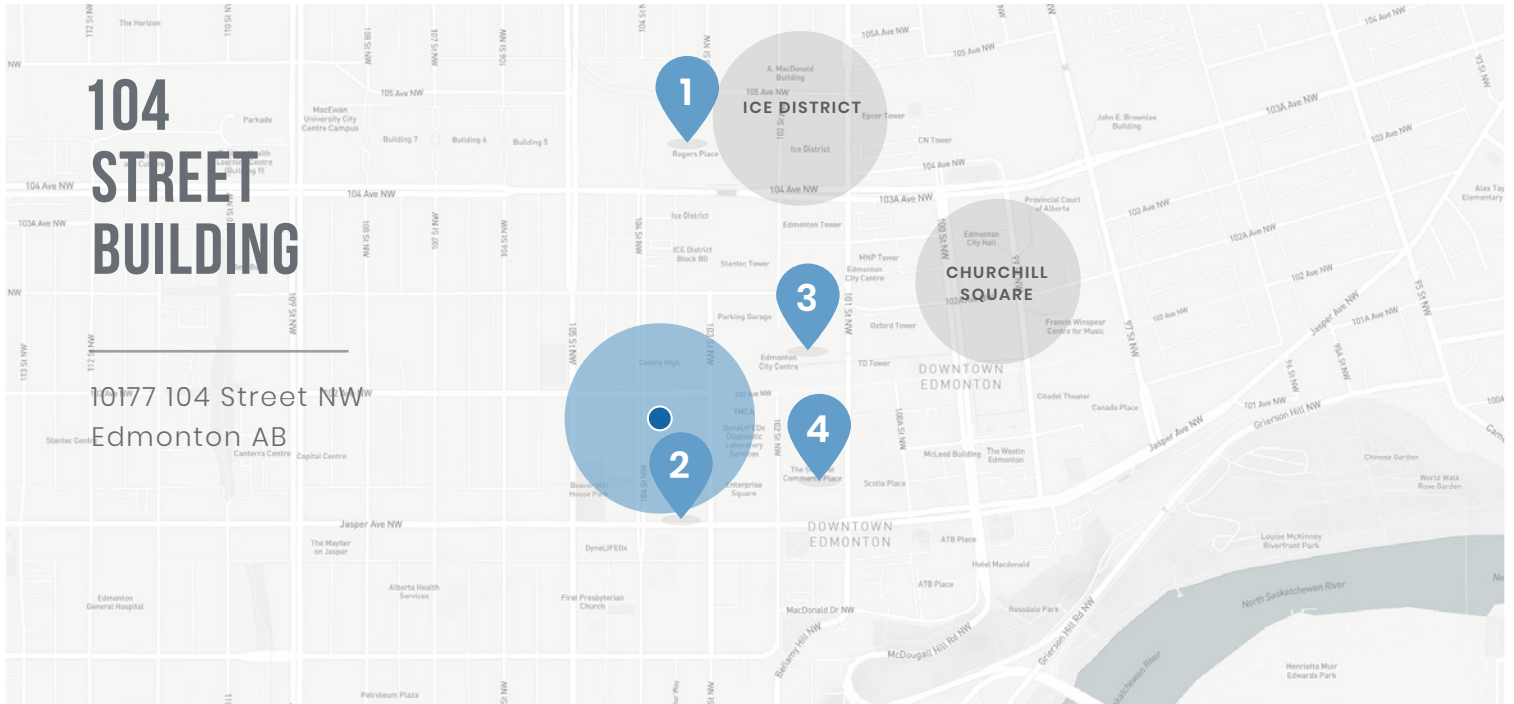
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## LOCATION & NEARBY AMENITIES:

### KEY LOCATIONS:

1. Ice District
2. Bay/Enterprise Square LRT Station
3. City Centre Mall
4. Commerce Place

## MEL | CARE ♥

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



*Historic 104 Street with boutique shopping and restaurants.*

## DRIVING TIMES:

Edmonton International Airport	32 minutes
West Edmonton	24 minutes



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