



# Birks Building

10113 104 Street NW Edmonton, AB

## Highlights

Historic Building on  
Iconic 104 St

200-2,684 SF  
options available

## Amenities

Conference Room

Additional Storage  
Suites

Immediate Availability

Co-tenants include  
Jacks Burger Shack,  
Obj3cts, Tzin, Devine  
Wines

**Contact:** **Nathan Wanchulak**  
Leasing Manager  
+1.780.945.4657  
nwanchulak@melcor.ca

**Shauna Hazlett**  
Senior Leasing Manager  
+1.780.945.2797  
SHazlett@melcor.ca

**MELCOR**  
melcor.ca



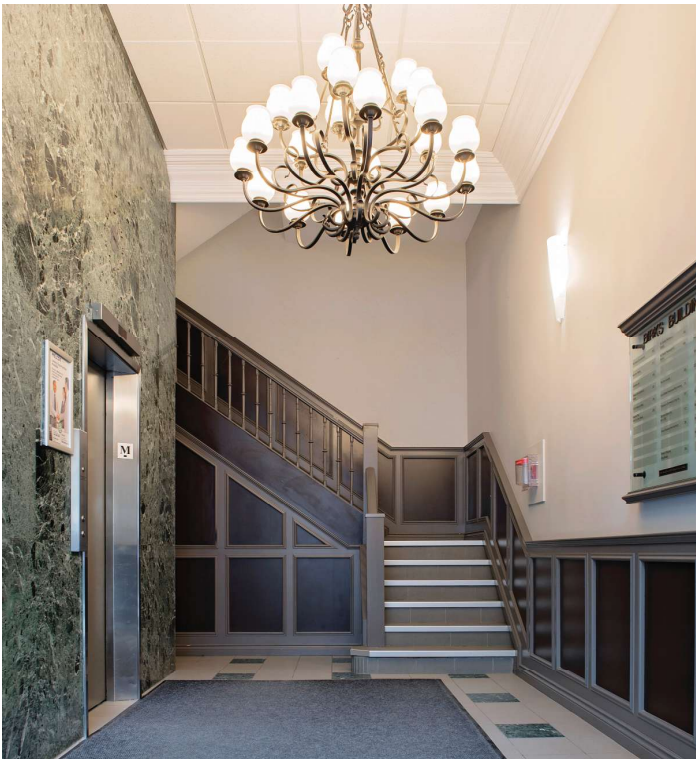
# Availabilities

4							
3			336 sf		738 sf		
2	2,684 sf	328 sf	332 sf	487 sf	392 sf	493 sf	
1	2,838 sf						

Available

Leased

Asking Rent	Market Rent
Additional Rent	Retail \$13.70 Office \$16.62
TI	Suite dependent, contact agent
Amenities	Conference Room, Additional Storage Suites
Available Parking	Adjacent above ground parkade
Availability	Immediate



# Property Details



## Asking Rent

Market Rent



**On-site, professional building management by Melcor REIT**

## Additional Rent

Retail \$13.70 / sq. ft.

Office \$16.62 / sq. ft.



**Walk Score 100: Walker's Paradise**  
Daily errands do not require a car

## Parking

Adjacent above ground parkade



**Transit Score 87: Direct access to LRT and major bus routes**

## TIA

Suite dependent, contact agent

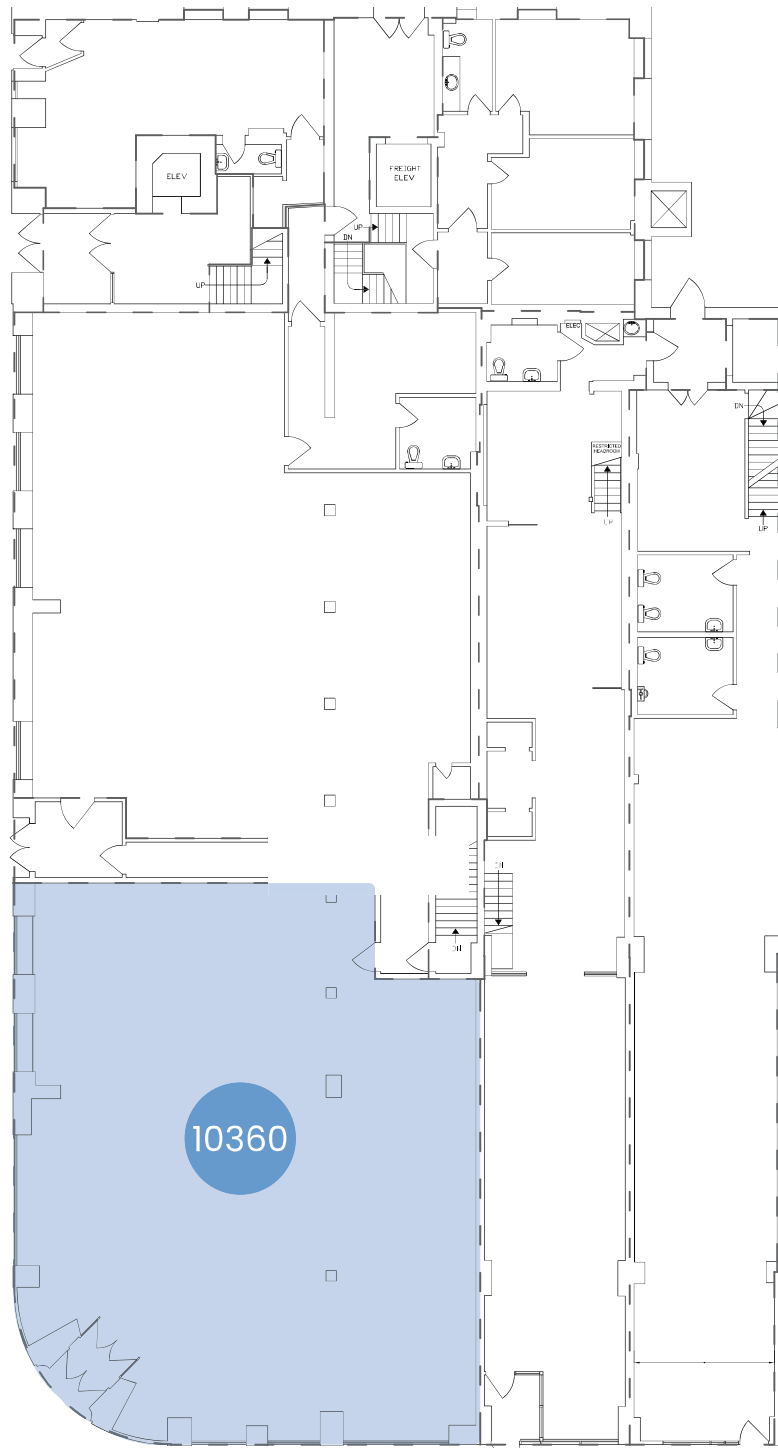


**Bike Score 91: Daily errands can be accomplished on a bike**

Unit(s)	Area (sq.ft.)	Comments
10360	2,838	Main floor retail space available, prominent exposure to 104 Street and Jasper Ave
200	2,684	Beautiful open concept space
215	332	Reception area and 2 offices
217	487	Open concept, East facing windows
222	392	Flexible space
250	493	Jasper ave facing unit, open concept
251	328	Beautiful open concept space
313	336	Reception area, 2 offices and a kitchenette area
346	738	Reception area and 2 offices

# Main Floor

SUITE 10360 | 2,838 sq. ft

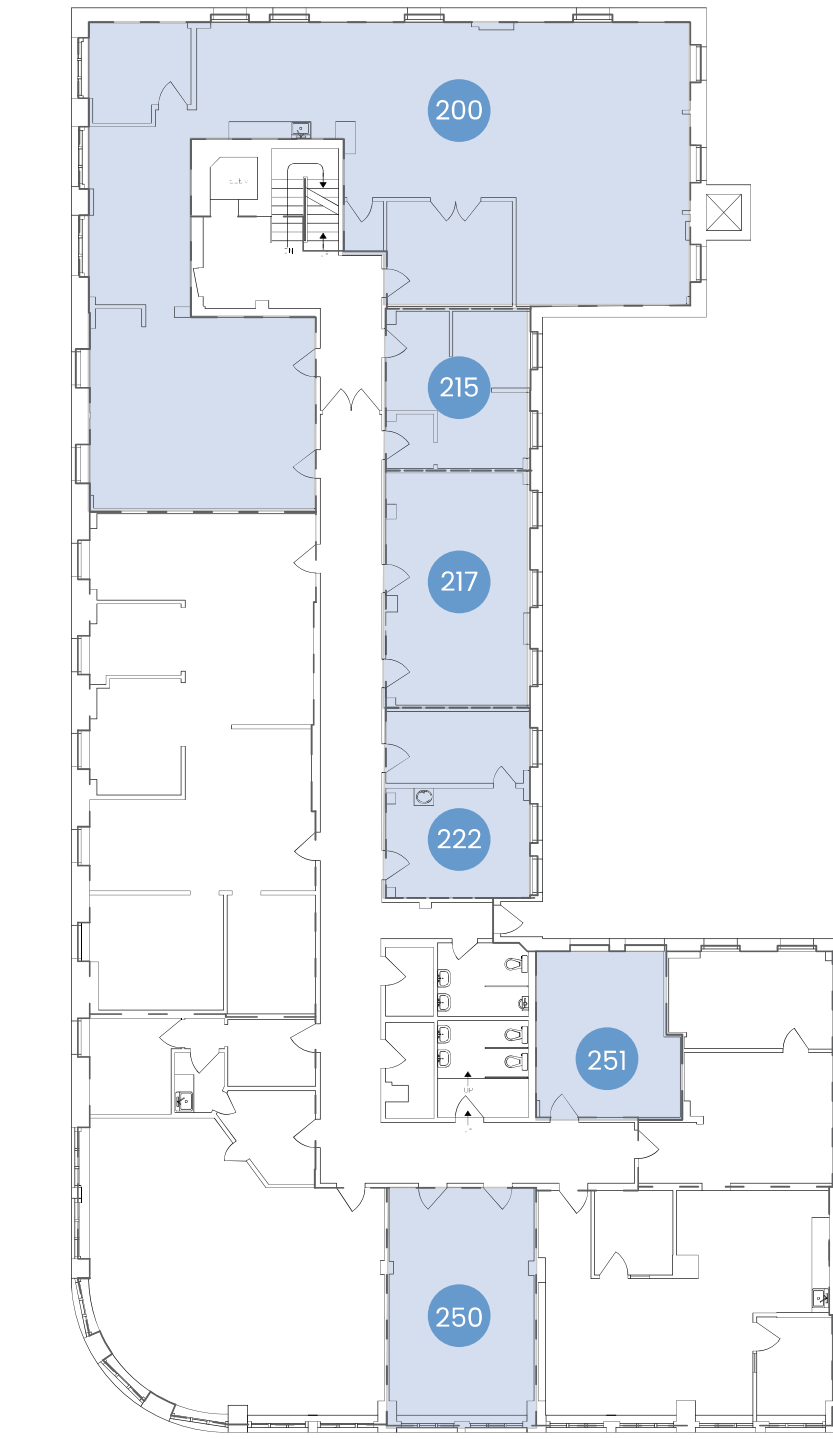




## Second Floor

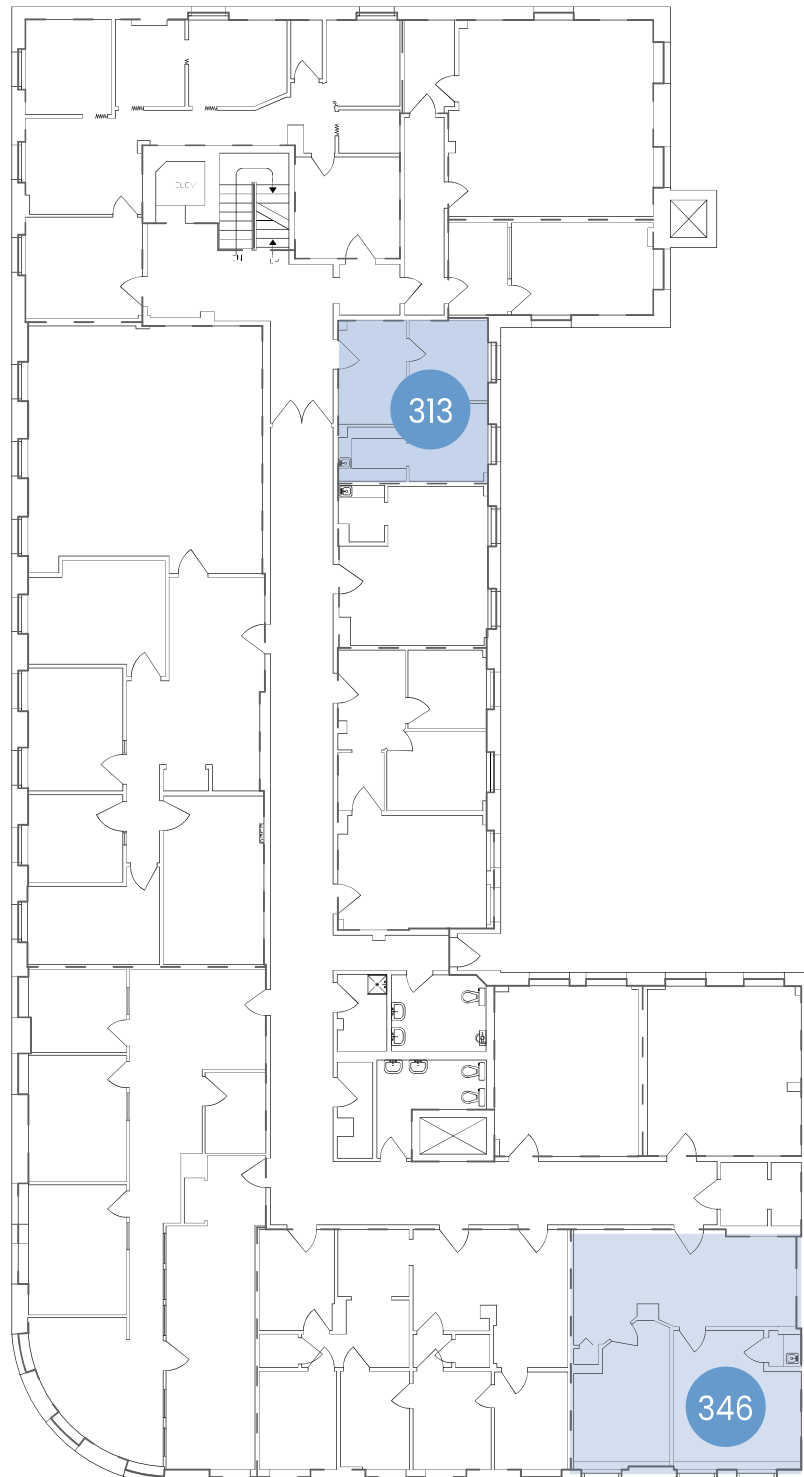
SUITE 200 | 2,684 sq. ft.  
SUITE 217 | 487 sq. ft.  
SUITE 250 | 470 sq. ft.

SUITE 215 | 332 sq. ft.  
SUITE 222 | 392 sq. ft.  
SUITE 251 | 328 sq. ft.



# Third Floor

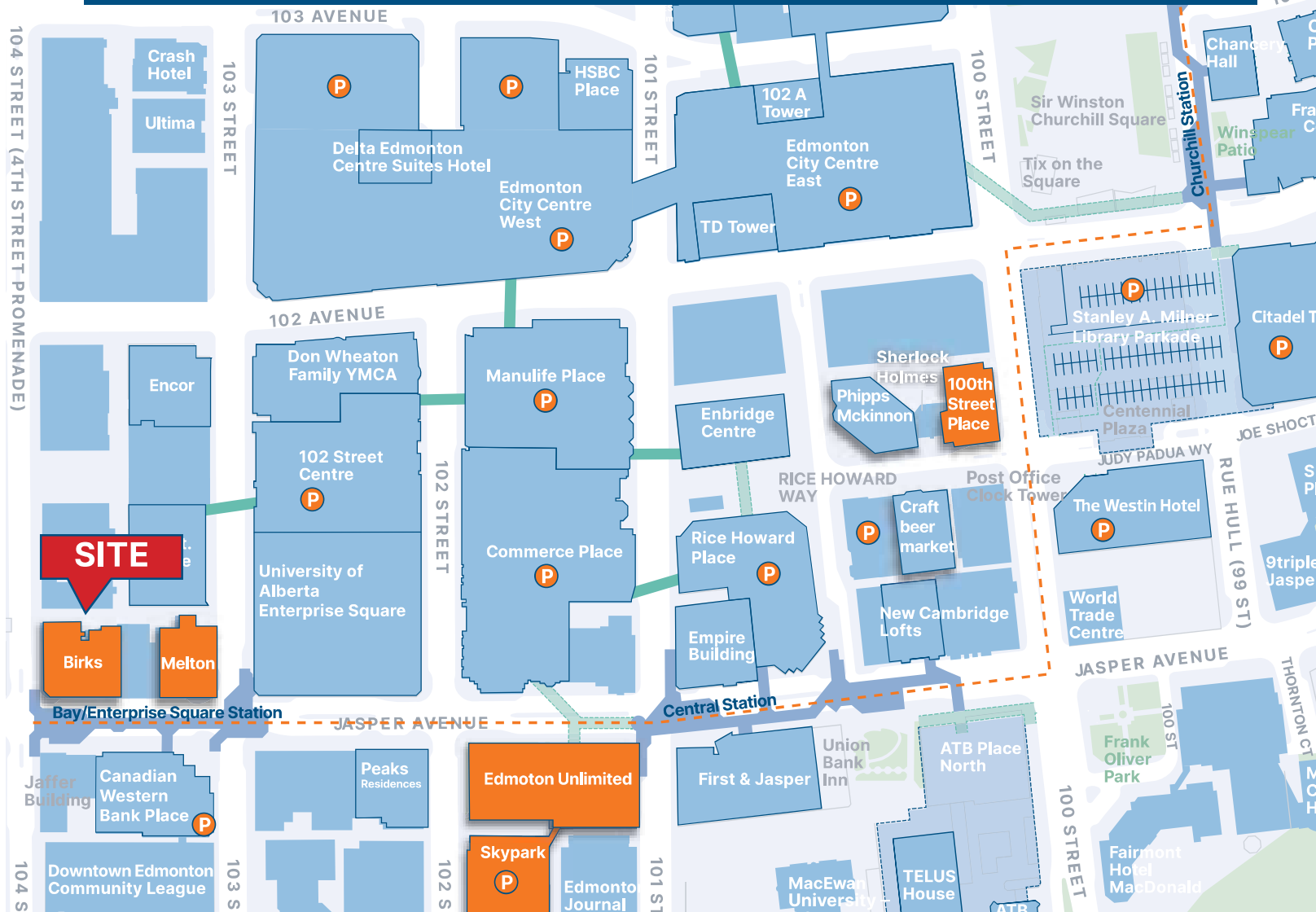
SUITE 313 | 336 sq. ft.  
SUITE 346 | 738 sq. ft.



# Birks Building

10113 104 Street NW Edmonton, AB

Office | For Lease



**Zebra Parkade**

2 min walk



**Mackenzie Building**

3 min walk



**YMCA Parkade**

4 min walk

## Contact Us

**Nathan Wanchulak**

Leasing Manager

+1.780.945.4657

nwanchulak@melcor.ca

**Shauna Hazlett**

Senior Leasing Manager

+1.780.945.2797

SHazlett@melcor.ca

melcor.ca

**MELCOR**