



# 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

# Birks Building

10113 104 Street NW Edmonton, AB



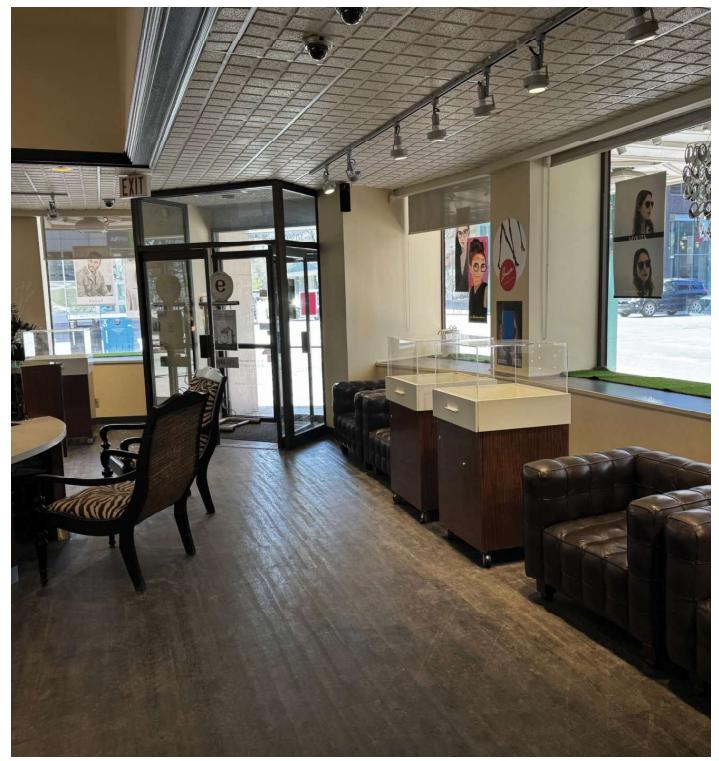
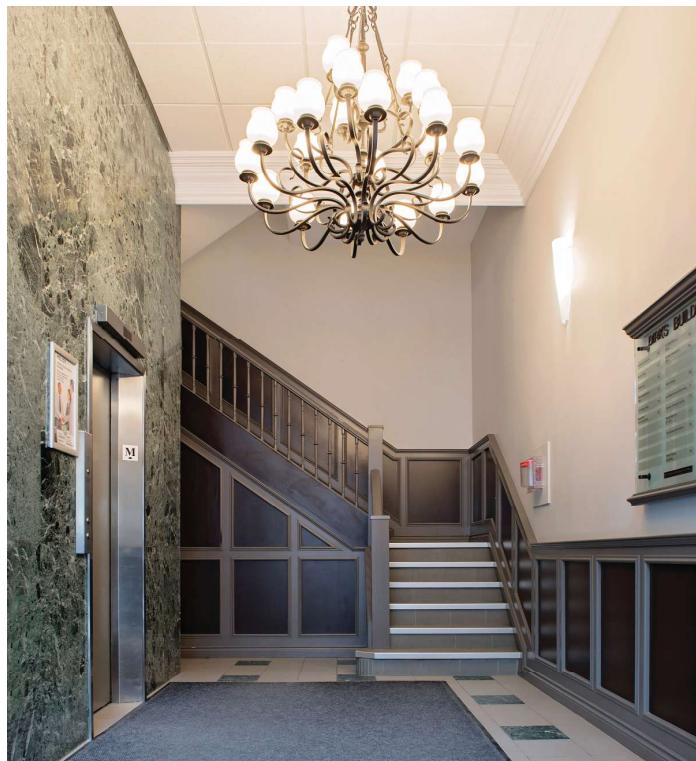
## Availabilities

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

## Additional Rent

Retail \$13.70 / sq. ft.

Office \$16.62 / sq. ft.

## Parking

Adjacent above ground parkade

## TIA

Suite dependent, contact agent



On-site, professional building management by Melcor REIT



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



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

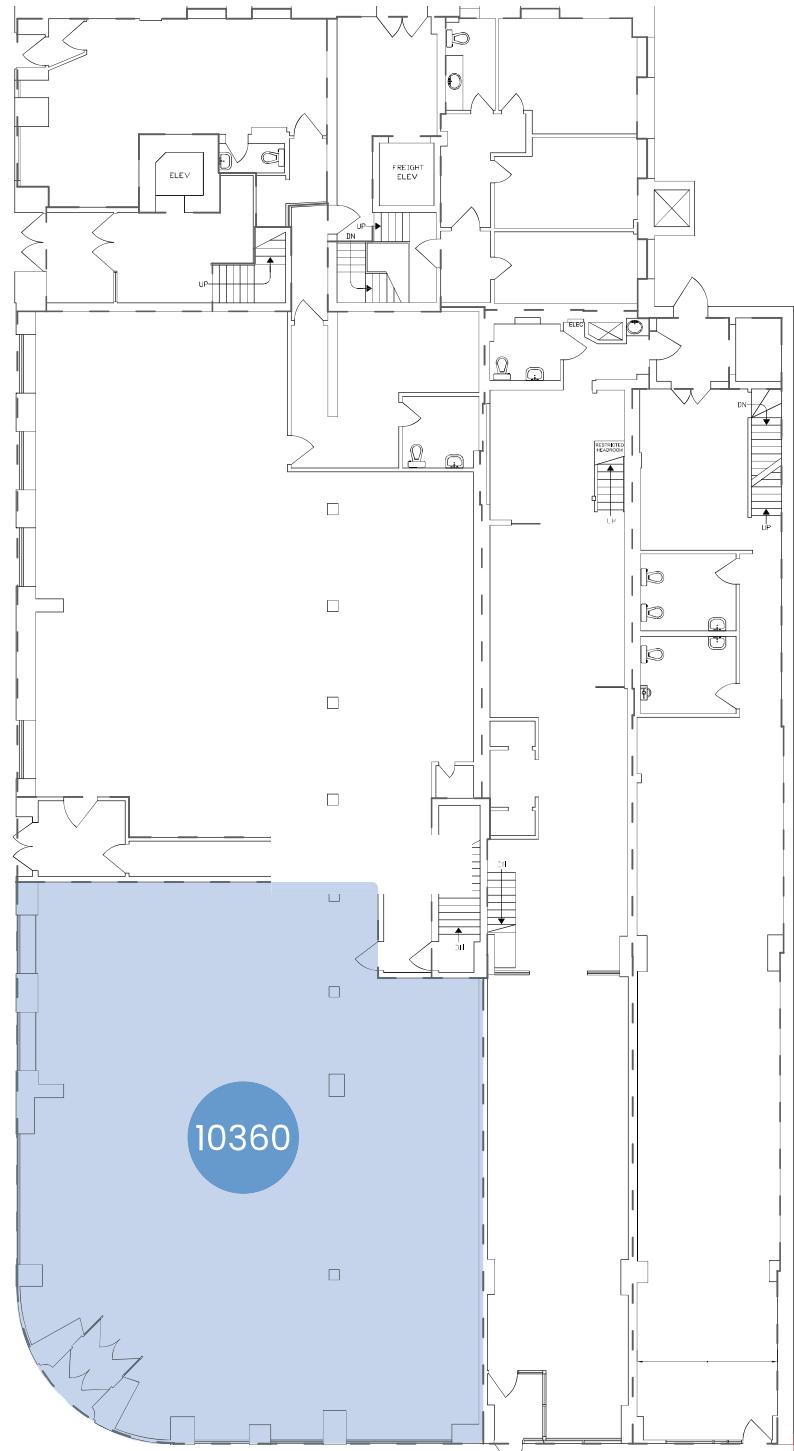


Bike Score 91: Daily errands can be accomplished on a bike

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

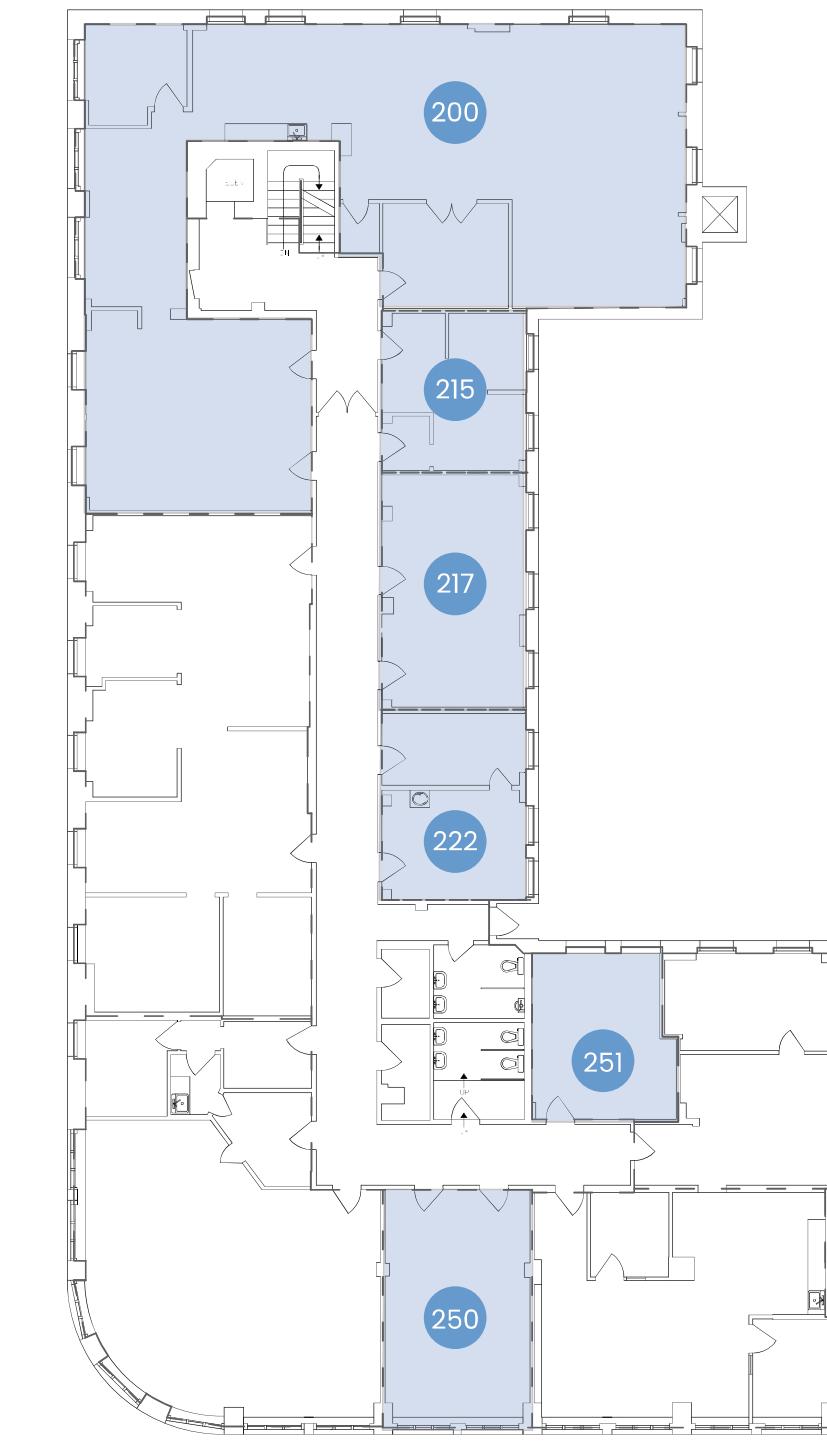




## Second Floor

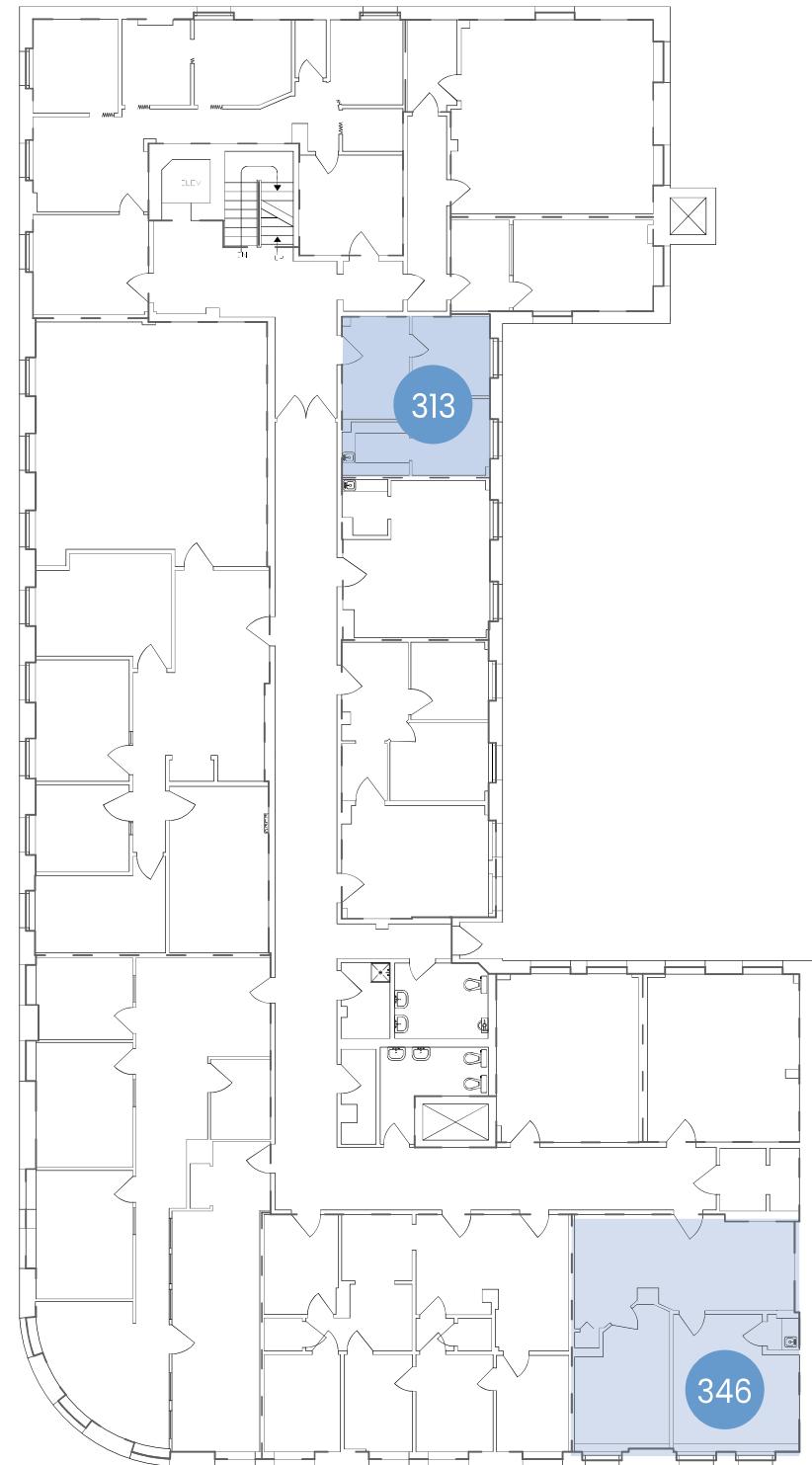
SUITE 200 | 2,684 sq. ft.  
SUITE 217 | 487 sq. ft.  
SUITE 250 | 470 sq. ft.

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



# Third Floor

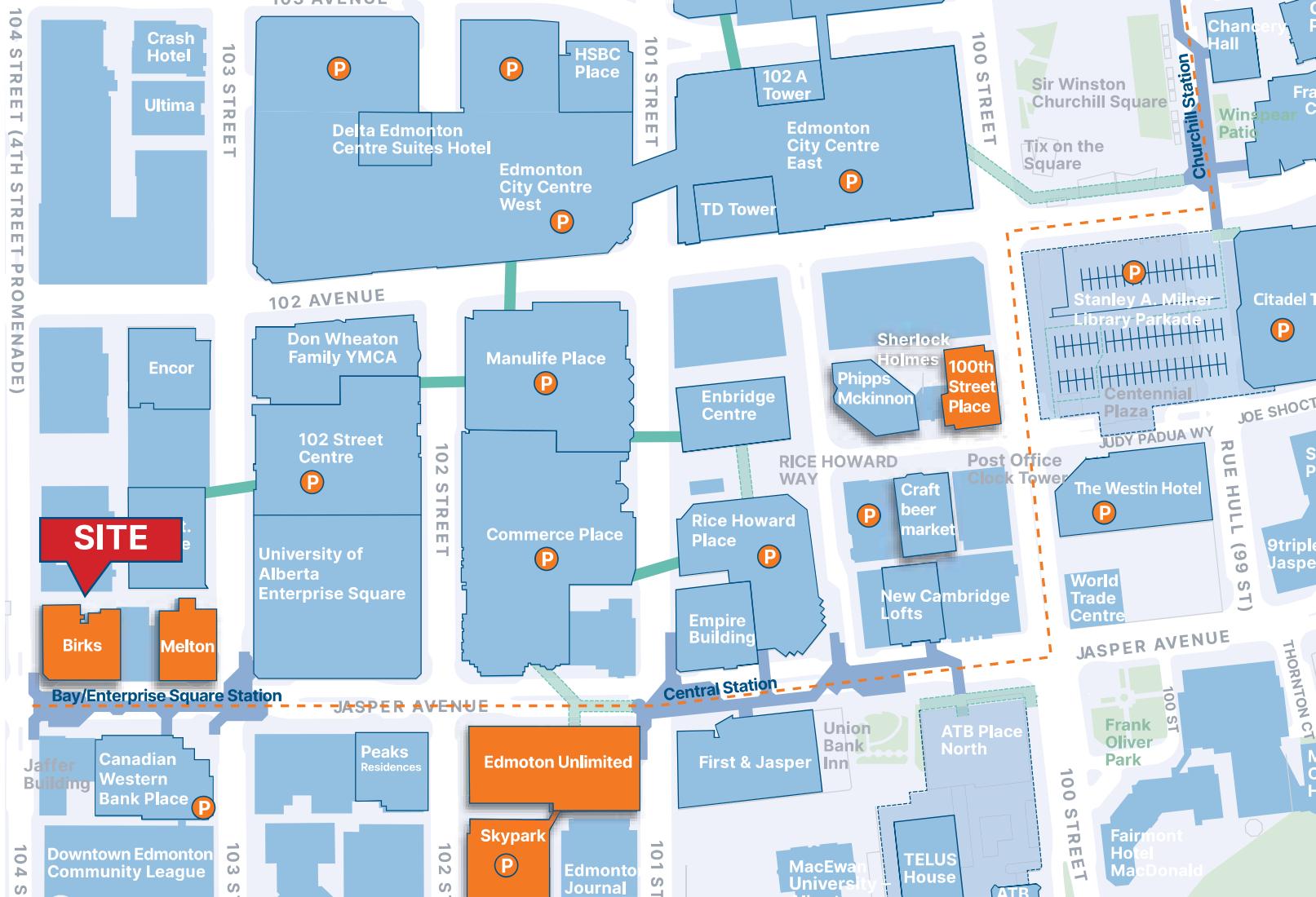
SUITE 313 | 336 sq. ft.  
SUITE 346 | 738 sq. ft.



# 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](mailto:nwanchulak@melcor.ca)

### Shauna Hazlett

Senior Leasing Manager

+1.780.945.2797

[SHazlett@melcor.ca](mailto:SHazlett@melcor.ca)

[melcor.ca](http://melcor.ca)

**MELCOR**