



Birks Building

10113 104 Street NW Edmonton, AB

Highlights

Historic Building on
Iconic 104 St

328-2,838 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	2,686 sf	332 sf	487 sf	392 sf	493 sf	327 sf	971 sf
1	2,838 sf						

Asking Rent	Market Rent
Additional Rent	Retail \$13.70 PSF (2026 est.) Office \$16.62 PSF (2026 est.)
TI	Suite dependent, contact agent
Amenities	Conference Room, Additional Storage Suites
Available Parking	Adjacent grade parking
Availability	Immediate

Available
 Leased



Property Details



Asking Rent

Market Rent



On-site, professional building management by Melcor Developments

Additional Rent

Retail \$13.70 PSF (2026 est.)

Office \$16.62 PSF (2026 est.)



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

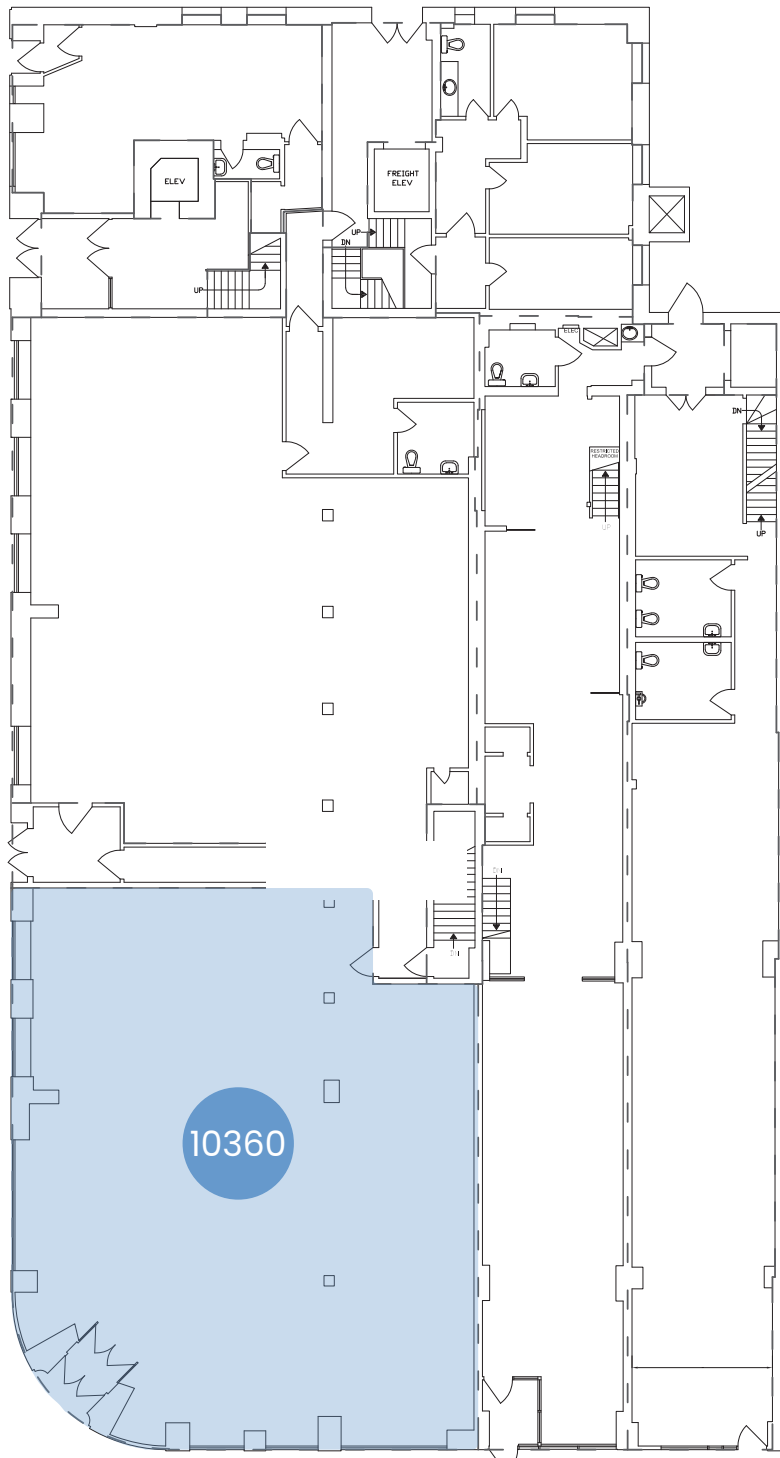


MelCARE: Experience our best-in class property management service

Unit(s)	Area (sq.ft.)	Comments
10360	2,838	Main floor retail space available, prominent exposure to 104 Street and Jasper Ave
200	2,686	Beautiful open concept space, complete with kitchen
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	327	Beautiful open concept space
252	971	Open work space, Kitchenette, boardroom
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



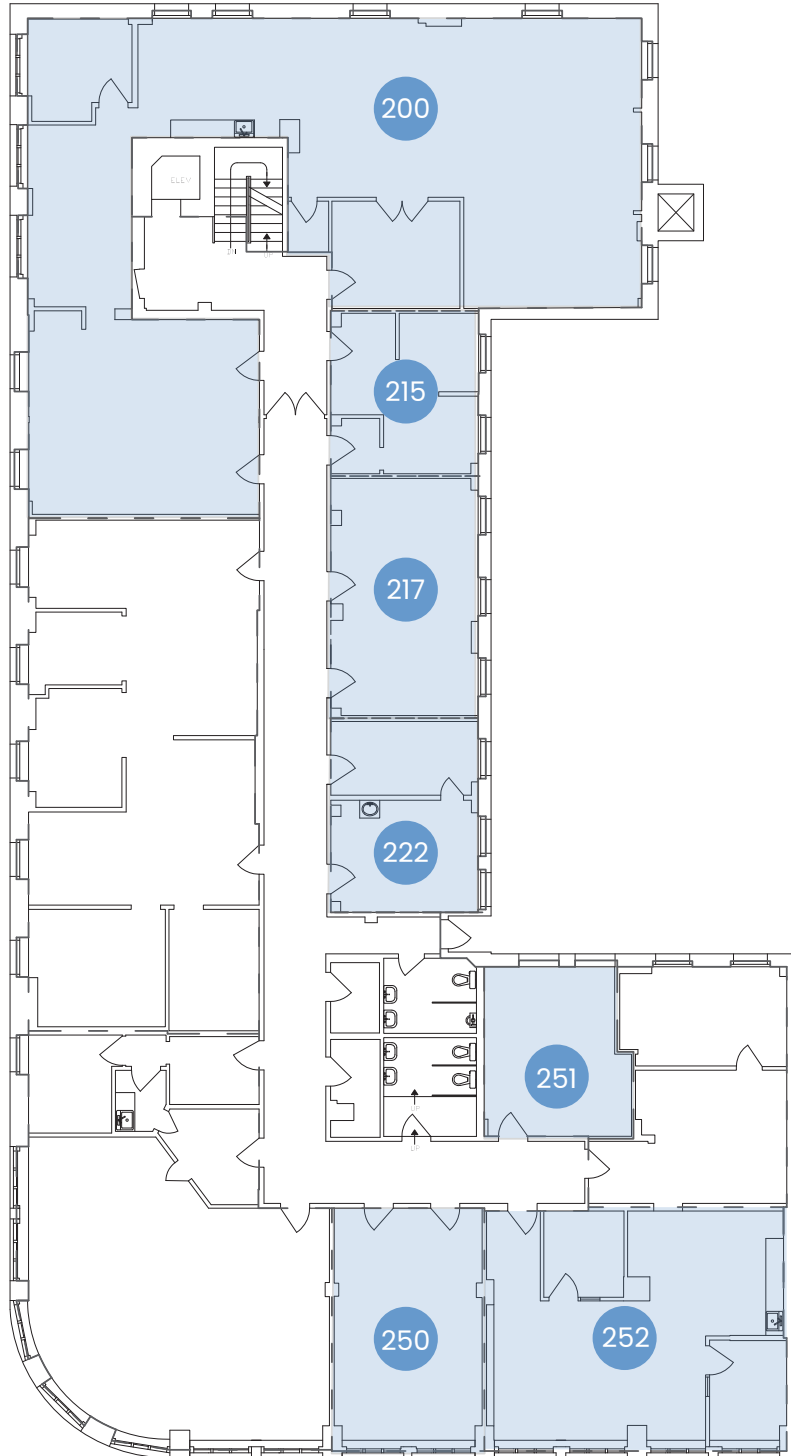
Birks Building

10113 104 Street NW Edmonton, AB

Second Floor

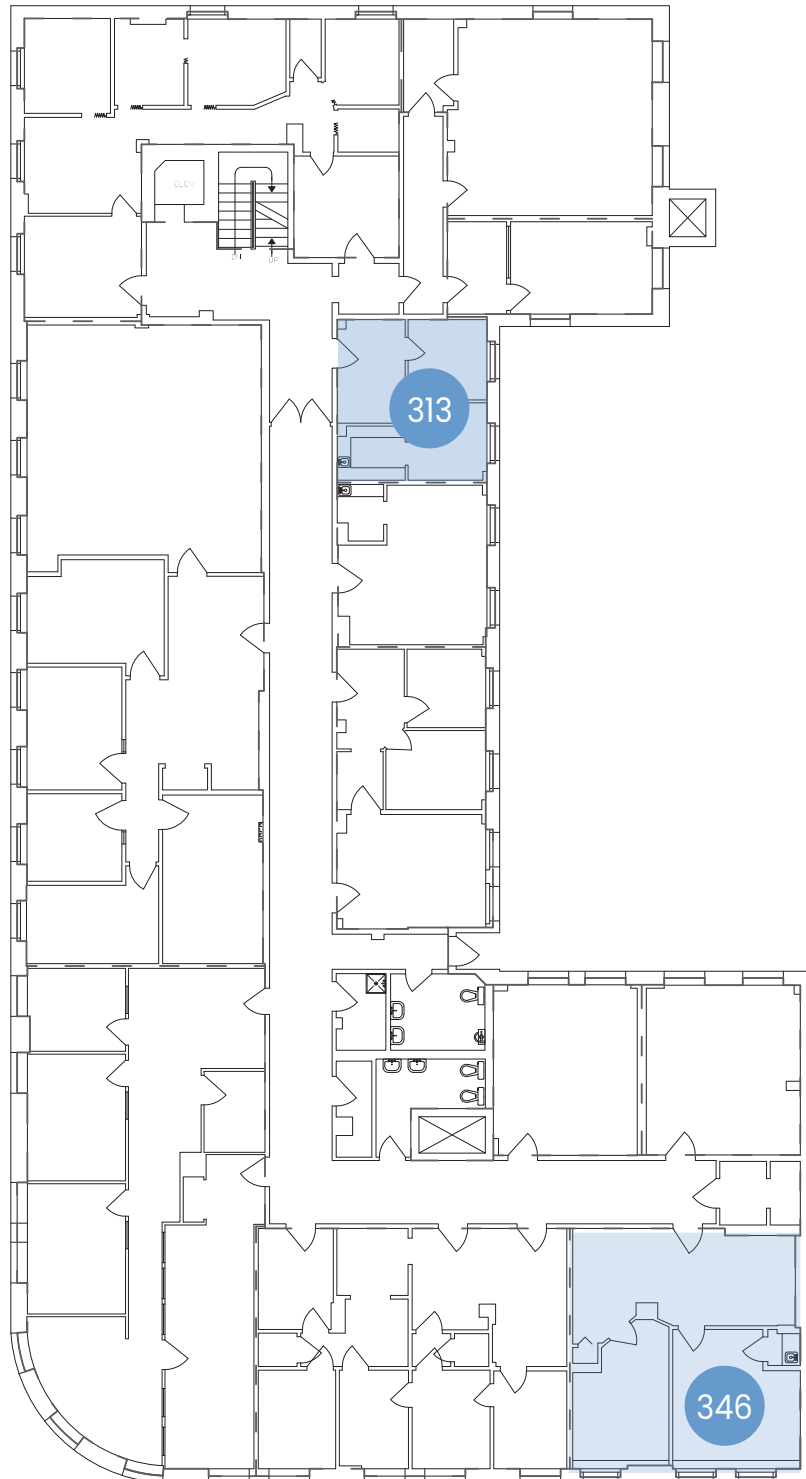
SUITE 200 | 2,686 sq. ft.
SUITE 215 | 332 sq. ft.
SUITE 217 | 487 sq. ft.
SUITE 222 | 392 sq. ft.

SUITE 250 | 493 sq. ft.
SUITE 251 | 327 sq. ft.
SUITE 252 | 971 sq. ft.



Third Floor

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



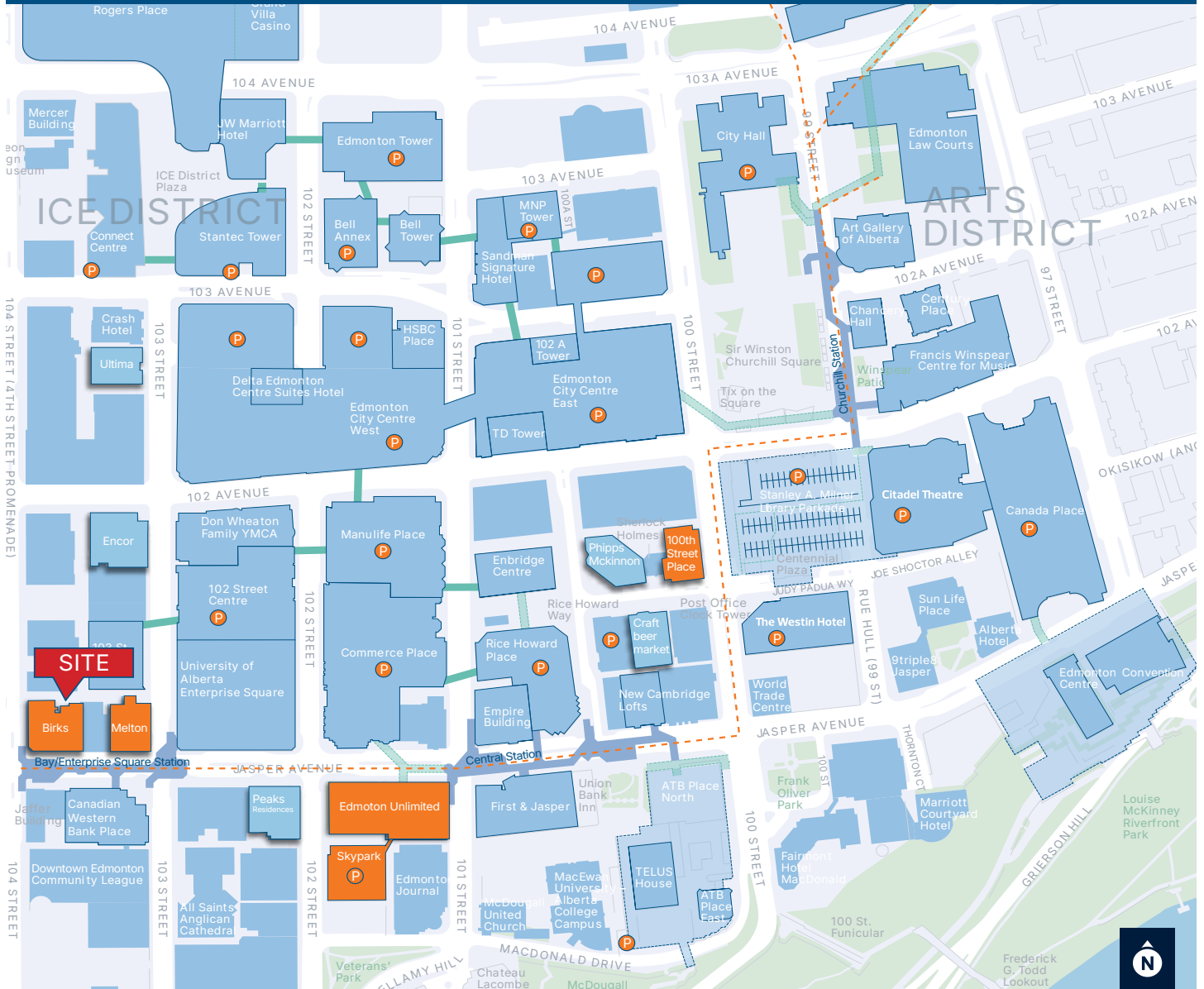
Birks Building

10113 104 Street NW Edmonton, AB

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