

6020 - 104th Street Building

Exceptional Access & Exposure along
Calgary Trail with signage opportunities

6020 - 104 Street NW
Edmonton, AB

Three floors up to 28,520 sq. ft. | Ideal for Data Centre and Educational Users

 [Click for virtual tour](#)





Main Floor - Meeting Room



Main Floor - Work Area

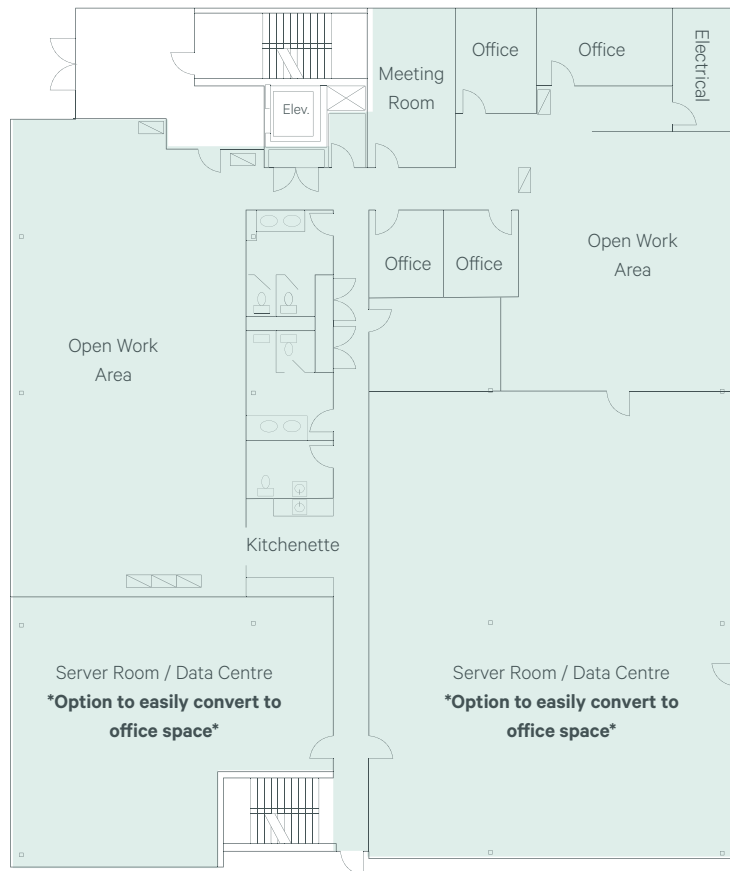


Third Floor - Office

Main Floor | 7,850 sq. ft.

Move - In Ready | Fully Furnished

[Click for virtual tour](#)



Ideal for data centres or users with large and/or secure server requirements



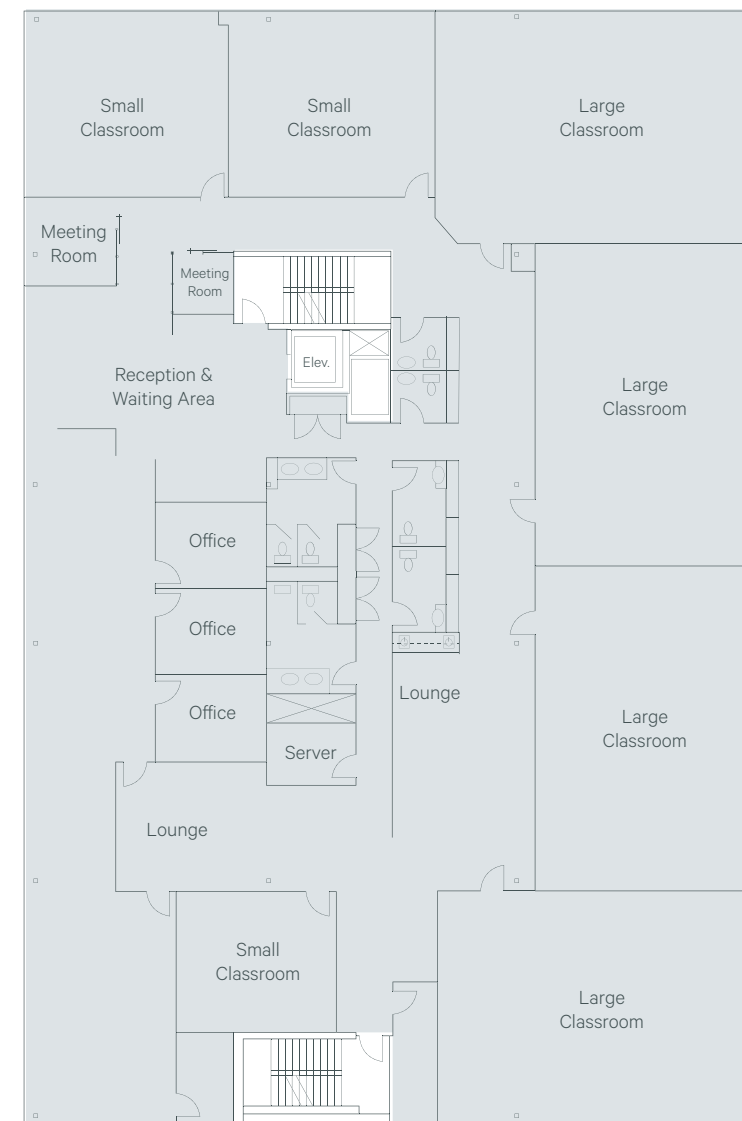
Second Floor - Classroom

Lease Details:

Availability	Main Floor: 7,850 sq. ft. 2 nd Floor: 10,334 sq. ft. 3 rd Floor: 10,336 sq. ft. Total: 28,520 sq. ft.
Lease Rate	\$17.00 / sq. ft. \$14.00 / sq. ft.
Operating Costs	\$17.07 / sq. ft. (2026)
Parking	2.7 underground stalls / 1,000 sq. ft. Additional surface stalls available
Parking Rates	\$100.00 / stall / month
Signage	Available

2nd Floor | 10,334 sq. ft.

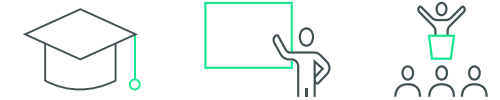
Full Floor Opportunity



Building Highlights

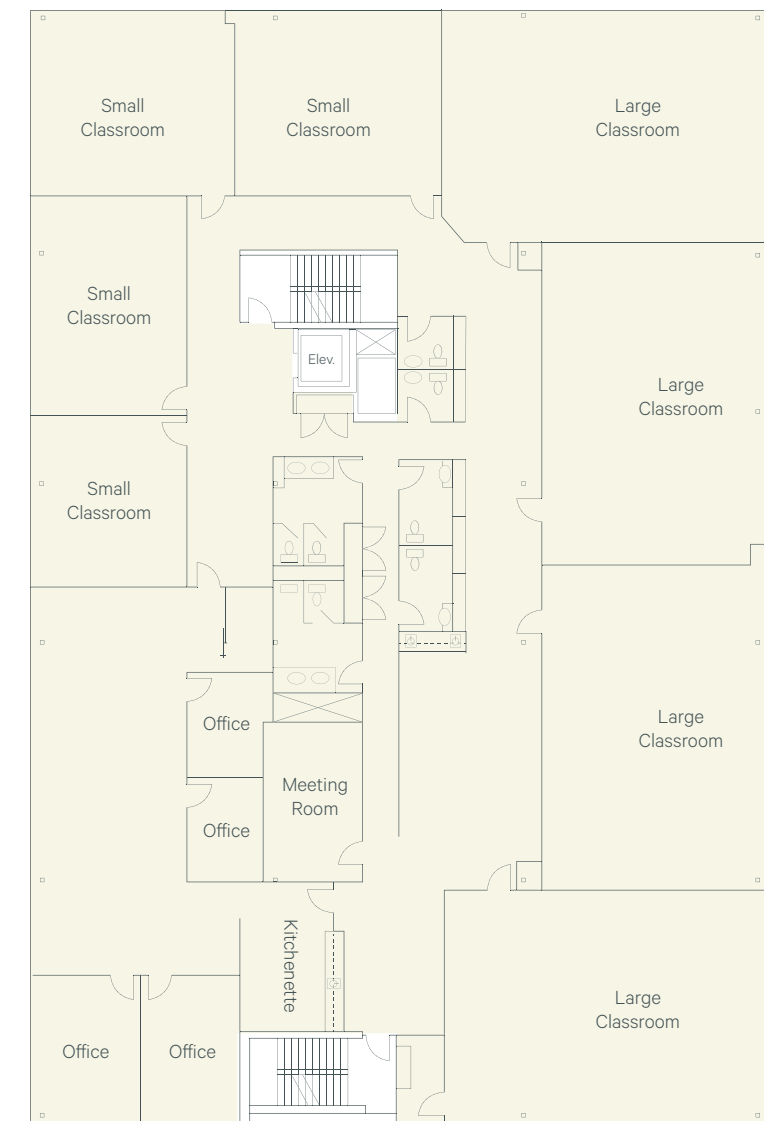
- + Exclusive underground parkade
- + Professionally owned & managed
- + Building & pylon signage available
- + High traffic exposure
- + Energy efficient windows
- + UV rated window blinds
- + T-8 lighting

2nd & 3rd Floors: Ideal for educational user groups or those with need for large training spaces

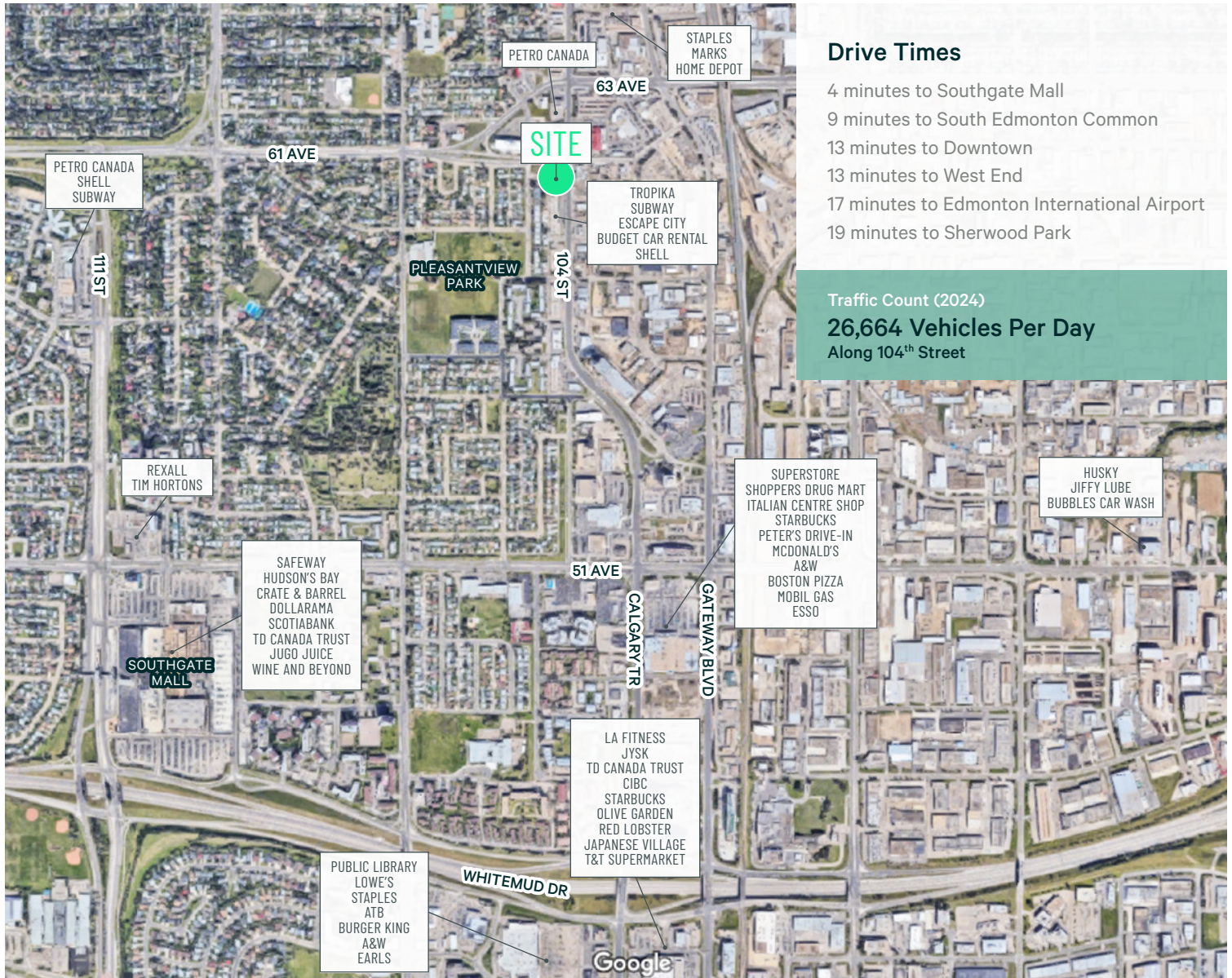


3rd Floor | 10,336 sq. ft.

Full Floor Opportunity



Abundant Surrounding Amenities



Drive Times

- 4 minutes to Southgate Mall
- 9 minutes to South Edmonton Common
- 13 minutes to Downtown
- 13 minutes to West End
- 17 minutes to Edmonton International Airport
- 19 minutes to Sherwood Park

Traffic Count (2024)

26,664 Vehicles Per Day
Along 104th Street

Contact Us

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