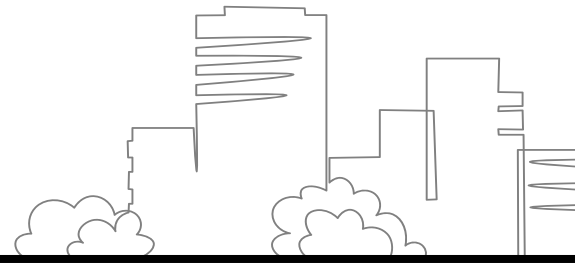


FOR LEASE

FOX TOWERS RETAIL OPPORTUNITIES

10226 - 104 STREET & 10410 102 AVENUE | EDMONTON, AB



TURN-KEY RETAIL SPACES AVAILABLE

Secure a distinguished presence on the 104 Street Promenade, the crown jewel of Edmonton's urban core. Fox Towers represents a masterwork of architectural fusion, where a storied five-storey brick podium meets a striking glass facade to evoke a sense of timeless, old-world elegance. This premier destination offers a rare opportunity to immerse your brand in a vibrant neighbourhood defined by historic charm and modern sophistication.

Positioned amidst an elite residential community and the city's most coveted amenities, Fox Towers guarantees an unrivalled flow of foot traffic. From the panoramic views of its Class "A" interiors to its seamless proximity to the transit and entertainment districts, every detail is designed to elevate your business. Discover the ultimate intersection of prestige and connectivity in Edmonton's most sought-after commercial enclave.

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HUGHES
COMMERCIAL
REALTY GROUP

www.hcrgroup.ca

FOR LEASE | FOX ONE & FOX TWO TOWERS



PROPERTY DETAILS

MUNICIPAL ADDRESS

Fox One: 10226 - 104 Street | Edmonton, Alberta
Fox Two: 10410 - 102 Avenue | Edmonton, Alberta

AVAILABLE RETAIL SPACE

Fox One ± 4,049 SF
± 1,518 SF

Fox Two ± 1,300 SF [Main Level]
± 1,424 SF [Main Level]
± 1,426 SF [Main Level]
± 6,624 SF [Second Level]
± 6,201 SF [Fourth Level]

NEIGHBOURHOOD

Downtown

PARKING

Ample Street Parking Available

AVAILABLE

Immediately

ZONING

HA - Heritage (HA) 

IDEAL TENANTS

- Fitness Studio
- Dance Studio
- Food & Drink Services
- Community Services

FINANCIAL DETAILS

5 TO 10 YEARS WITH OPTIONS

Lease Term

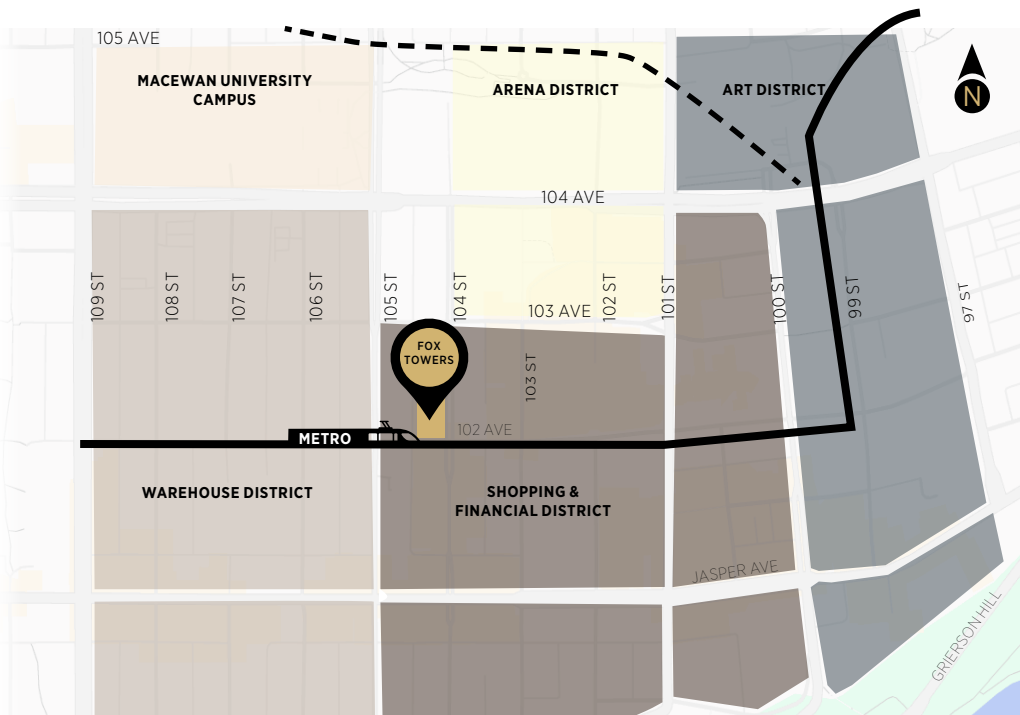
MARKET

Base Rent

\$16.05 PSF [FOX ONE TOWER]

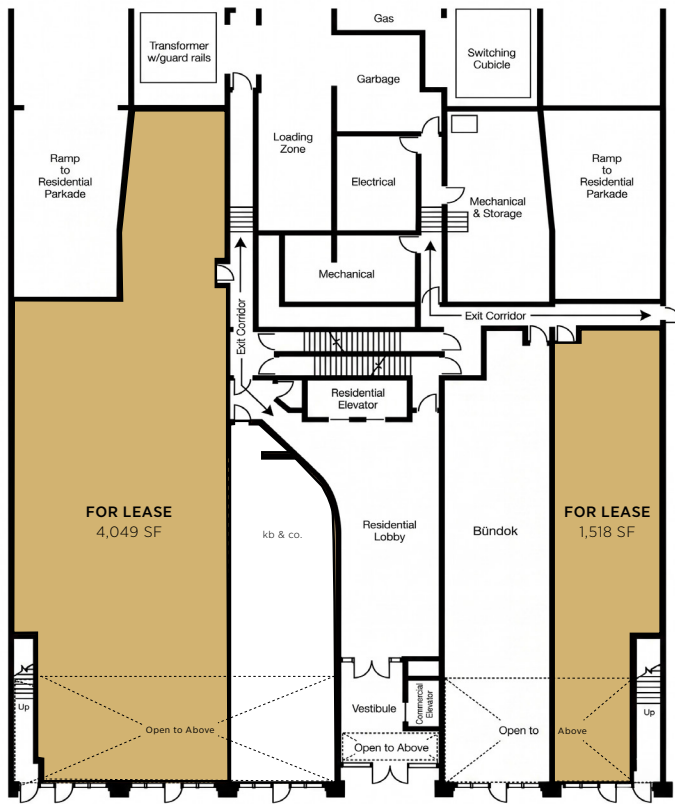
\$13.81 PSF [FOX TWO TOWER]

Operating Cost (Actual 2025)

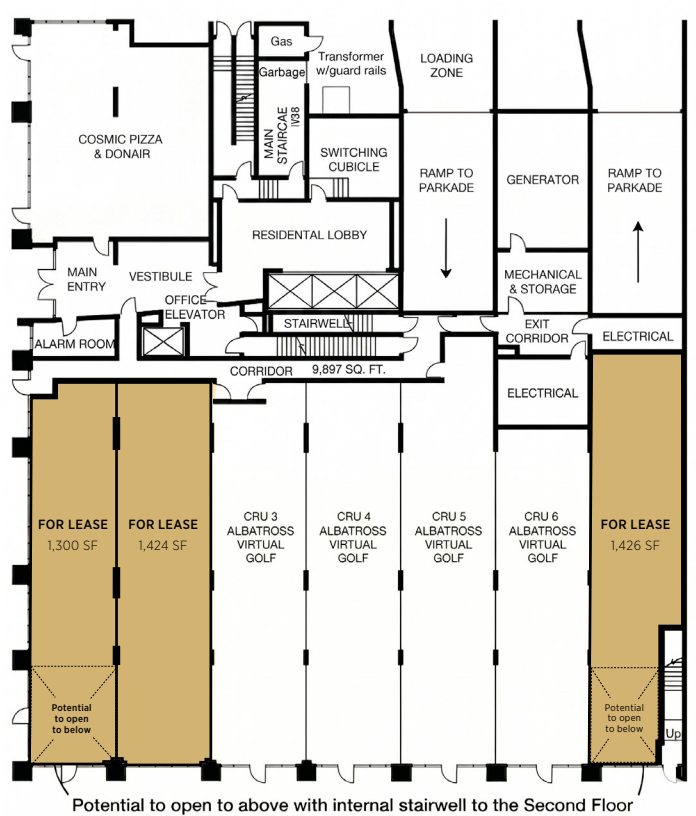


FOR LEASE | FLOOR PLANS

FOX ONE | MAIN LEVEL | RETAIL



FOX TWO | MAIN LEVEL | RETAIL

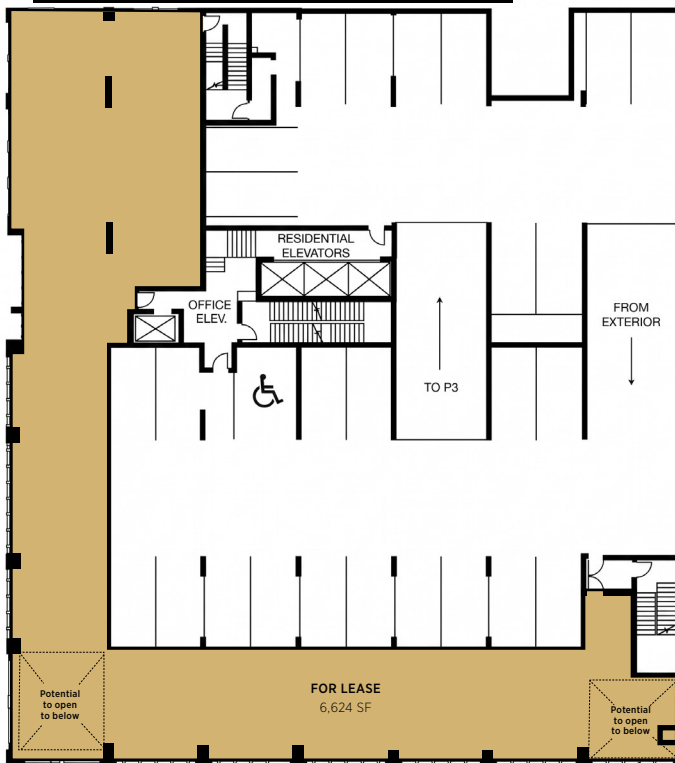


Potential to open to above with internal stairwell to the Second Floor



-- 104 STREET --

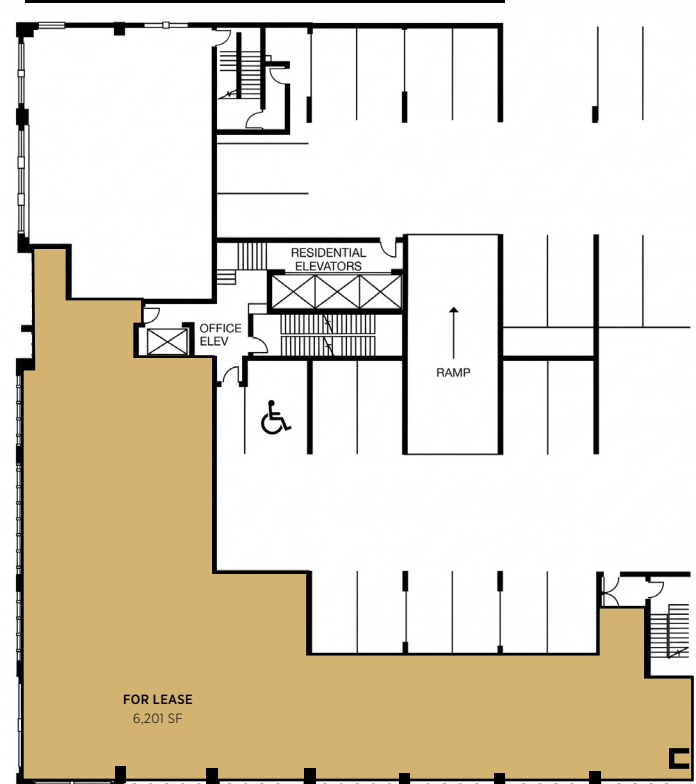
FOX TWO | 2ND LEVEL | RETAIL



Potential internal stairwell to Main Floor

-- 104 STREET --

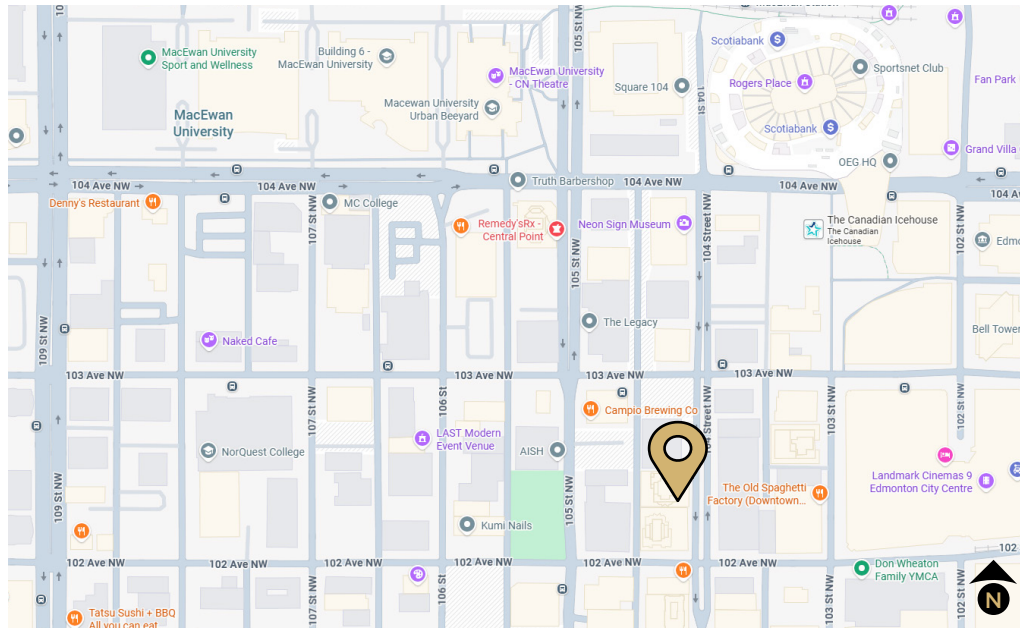
FOX TWO | 4TH LEVEL | RETAIL



FOR LEASE | FOX TOWERS OPPORTUNITIES



This vibrant urban community attracts young, active professionals who enjoy diverse cuisine, lively nightlife, and a healthy lifestyle. Most residents live in downtown high-rises, hold university degrees, and work in business, science, or education. With upper-middle incomes, they travel often, attend food and wine events, and stay fit through yoga, pilates, and other wellness activities.



NEIGHBOURHOOD
POPULATION
(5 KM | 2023) **214,867**

DAYTIME
NEIGHBOURHOOD
POPULATION
(5 KM | 2023) **290,466**

5-YEAR GROWTH
FORECAST
(5 KM | 2023) **2.7%**

AVERAGE
HOUSEHOLD
INCOME
(5 KM | 2023) **\$91,990**

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.

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