

FOR LEASE

±1,847 SF SPACE IN ICON II TOWER

10142 - 104 STREET NW
EDMONTON, ALBERTA



Elevate your brand's presence by positioning your business in the prestigious heart of Edmonton's most coveted urban corridor - the historic 104th Street Promenade at 10142 104 Street NW.

This meticulously adaptable ±1,847 SF commercial masterpiece boasts soaring, floor-to-ceiling architectural storefront windows that flood the space with pristine natural light, creating an exquisite canvas for a flagship luxury boutique, high-end professional atelier, or an artisanal café concept demanding unrivalled distinction.

Situated just steps from the high-octane energy of the ICE District, Rogers Place, and the affluent financial core, this ultra-premium location offers an exclusive gateway to a sophisticated, affluent clientele of urban professionals, discerning residents, and elite event-goers. Seamlessly integrated into downtown's premier pedestrian network, the property guarantees effortless connectivity via the adjacent LRT, premier public parking, and a curated backdrop of buzzing local amenities.

Secure your place within downtown's definitive epicentre of style, culture, and commerce.

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REALTY GROUP

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FOR LEASE | PRIME 104 STREET RETAIL/OFFICE SPACE

PROPERTY DETAILS

MUNICIPAL ADDRESS
10142 - 104 Street NW | Edmonton, Alberta

NEIGHBOURHOOD
Downtown

AVAILABLE RETAIL SPACE
± 1,847 SF

ZONING
HA - Heritage Area Zone

AVAILABLE
Immediately



CLICK FOR
CURRENT
HA USES



IDEAL USES

Food & Beverage

- Cafes
- Juice bars
- Restaurants

Retail Services

- Convenient Store
- Liquor Store
- Indoor Markets
- Pharmacies



LEASE FINANCIALS

BASE RENT
Market

OPERATING COSTS
\$24.28 PSF

Additional rent includes the 2026 estimate of the proportionate share of operating costs property taxes, building insurance & management fees.

UTILITIES

Tenant is responsible for power, water and gas



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DRIVE TIMES

From Site

Downtown Edmonton
4.0 km | 10 min

Yellowhead Trail
4.5 km | 15 min

Whitemud Drive
8.5 km | 15 min

Anthony Henday
12 km | 20 min



104 STREET NW N

DEMOGRAPHICS



NEIGHBOURHOOD POPULATION
(5 KM | 2026) 122,500



5-YEAR GROWTH FORECAST
(5 KM | 2026-2031) 13.8%



AVERAGE HOUSEHOLD INCOME
(5 KM | 2026) \$91,500



MEDIAN AGE 33

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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.