



10104 - 103 Avenue

**Move-in Ready, High-Quality
Sublease**

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10104 - 103 Avenue



**15,768 sf available
immediately**

Space Profile

Subpremises:	15th Floor: 15,768 sf
Availability:	Immediately
Term Expiry:	March 31, 2028
Rental Rate:	Market sublease rates
T.I.A.:	As is
Op. Costs & Taxes:	\$22.63 per sf (est. 2026)
Parking:	13 stalls at market rates

Building Information

Address:	10104 103 Avenue
Security:	Manned security desk & concierge key card access to floor
HVAC:	Mon - Fri: 6:00 am - 6:00 pm Excluding stat holidays
Landlord/ Building Manager:	Aspen Properties

Features & Amenities

Premises is in excellent, move-in ready condition

Layout is ideal for collaborative teams, featuring multiple boardrooms and a spacious open area with unobstructed views of downtown

Fully furnished and ready for immediate occupancy

Steps from multiple public transit routes and the LRT system

Direct pedway access and building boasts premium amenities including a state-of-the-art conference centre, full fitness facility, golf simulator, and secure bike storage

Prominently located in Bell Tower, with easy access to ICE District and the heart of Edmonton's downtown financial core

Office-intensive layout well-suited for professional firms including legal, accounting, insurance, and beyond

15th Floor
15,768 sf

Open areas with workstations

Office intensive with multiple offices

Several collaborative areas and meeting rooms throughout the space

Reception

Kitchen/lounge areas

Coffee stations/serveries

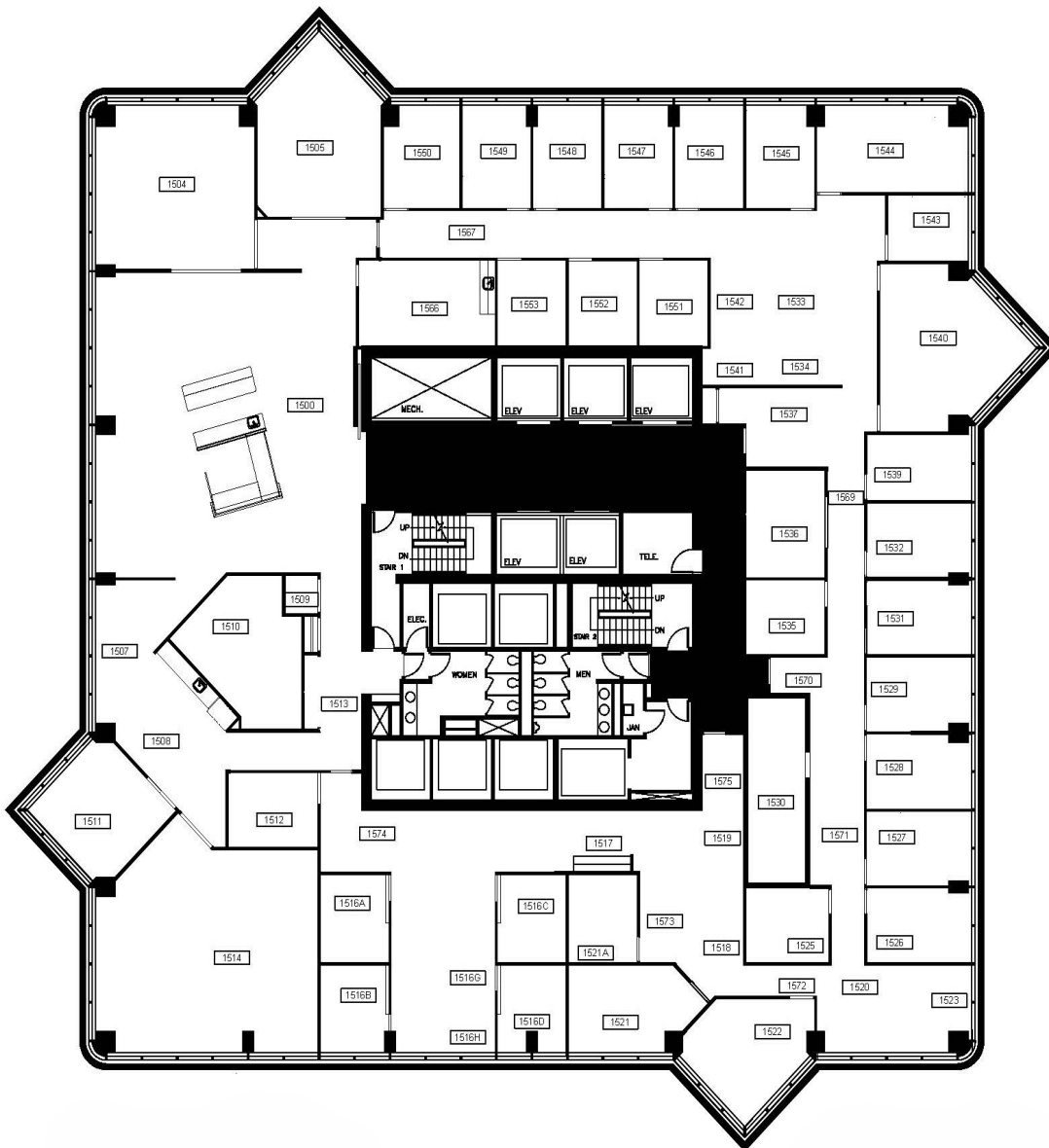
1 server room

1 secure file room with rolling storage

Storage rooms/supplies closet

Private washrooms

Direct elevator access



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Private Office



Open Seating Area



Storage Lockers



Corridor



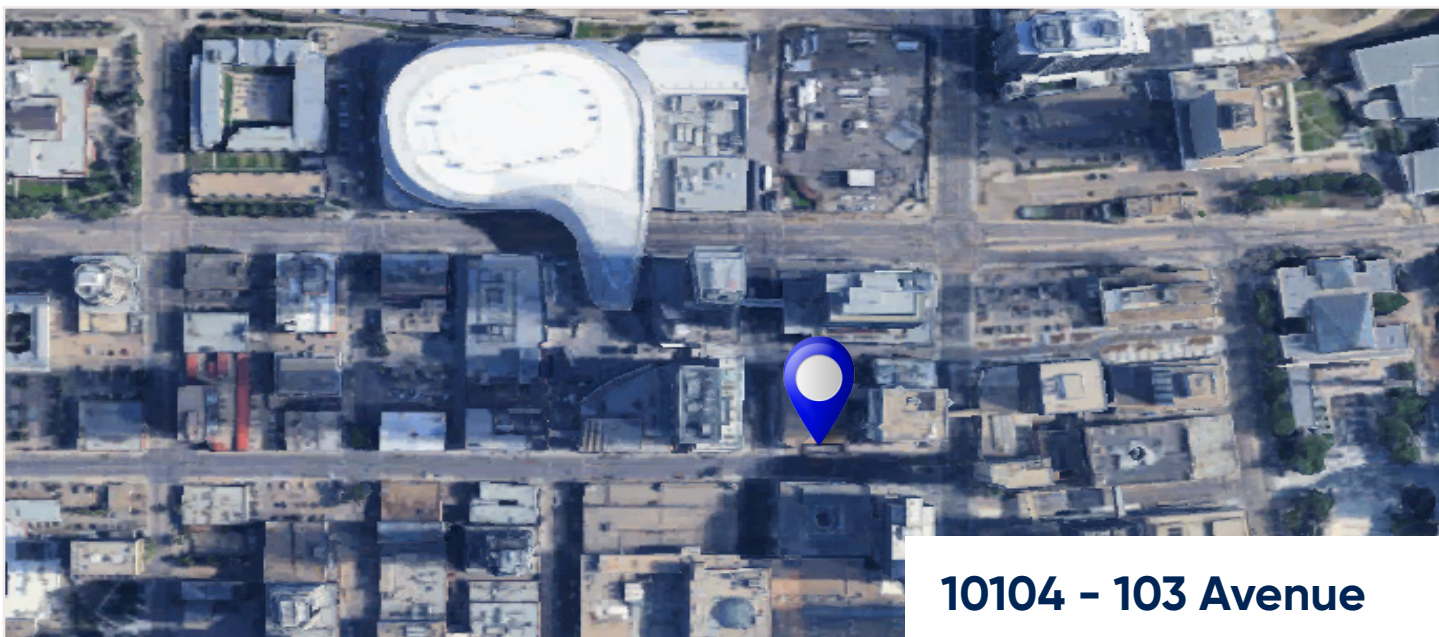
Large Boardroom



Kitchenette



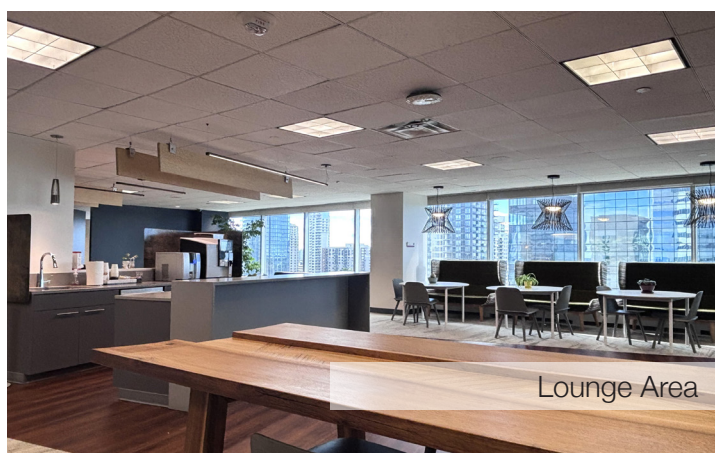
Breakout Room



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Open Workstation



Lounge Area



Lunchroom



Collaborative Space

Agent Information

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