

FOR LEASE

RETAIL SPACES AT FALCON ONE TOWER

10023 - 104 STREET NW
EDMONTON, ALBERTA



An exclusive retail opportunity within one of Alberta's most luxurious residential towers, home to discerning, high-income residents in the heart of downtown Edmonton. Positioned at 104 Street and 100 Avenue, Falcon One is a striking 30-storey architectural landmark designed to stand apart on the skyline.

- Positioned within a striking 30-storey residential tower with 234 upscale units, delivering consistent, high-quality foot traffic and a built-in clientele.
- ± 1,975 SF and ± 2,500 SF of premium retail space available for lease.
- Steps from Rogers Place, Edmonton City Centre, Bay Enterprise Square Station, the Downtown Arts District, and River Valley Parks.

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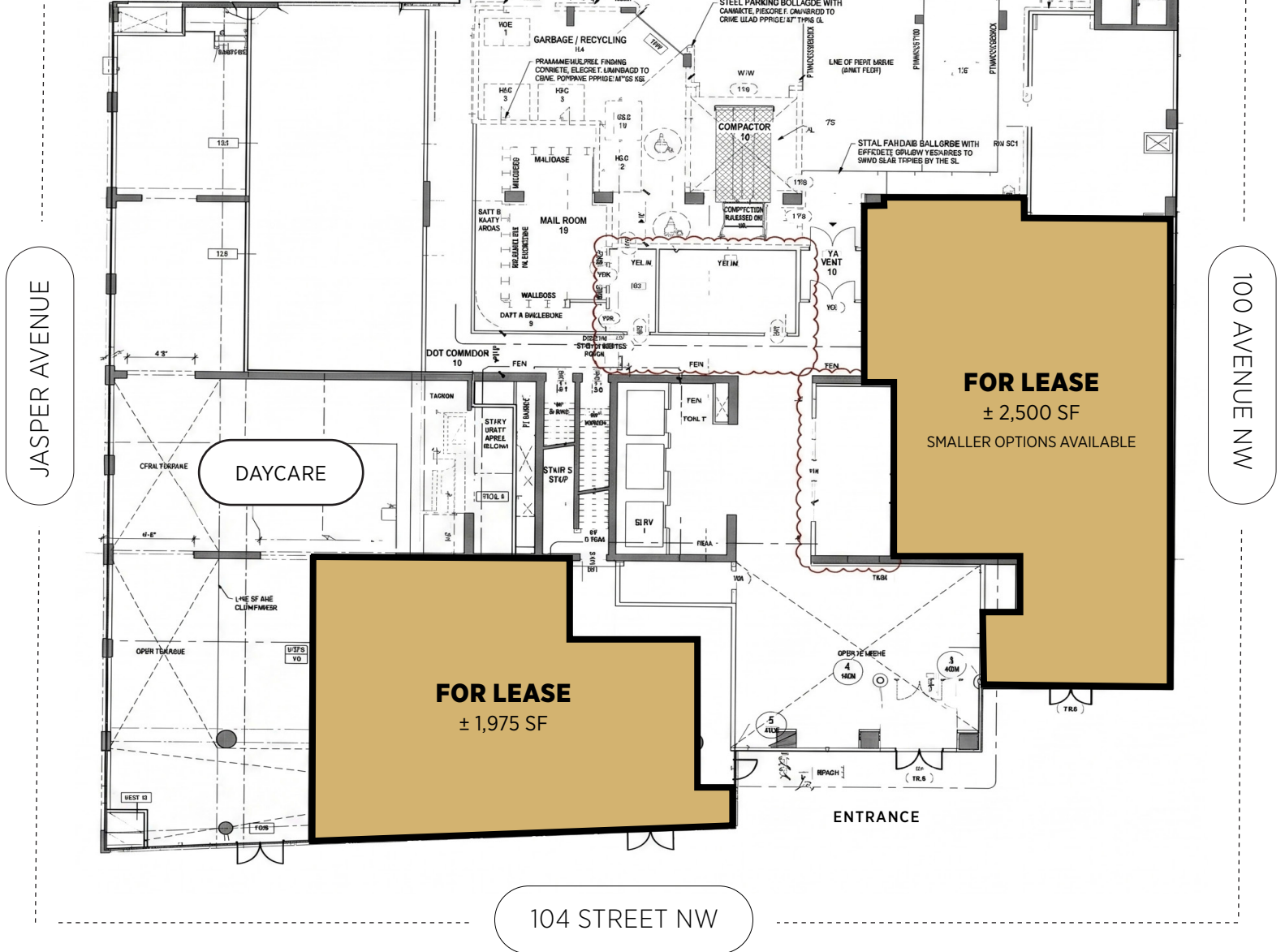
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FLOOR PLAN



ARCHITECTURAL EXCELLENCE

Architectural excellence defines Falcon One, where refined setbacks and expansive balconies create elegant vertical lines across the façade. Crafted by Langham Developments, the tower rises with distinction from podium to penthouse, commanding the skyline from every angle.

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The Property

MUNICIPAL

10023 - 104 Street Northwest, Edmonton, Alberta

NEIGHBOURHOOD

Downtown Commercial

ZONING

DC2 (1025)(3)- Site Specific Development Control Provision

AVAILABLE SIZE

± 1,975 SF and ± 2,500 SF

YEAR BUILT

2024

PARKING

Visitor street parking with dedicated underground reserved parking



Lease Financials

BASE RENT

Market

ADDITIONAL RENT

TBC

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.

T.I. ALLOWANCE

Negotiable



Ideal Tenants

Housing

- Apartment Housing
- Group Homes
- Lodging Houses

Food & Beverage

- Restaurants
- Breweries & Wineries
- Specialty Food Services

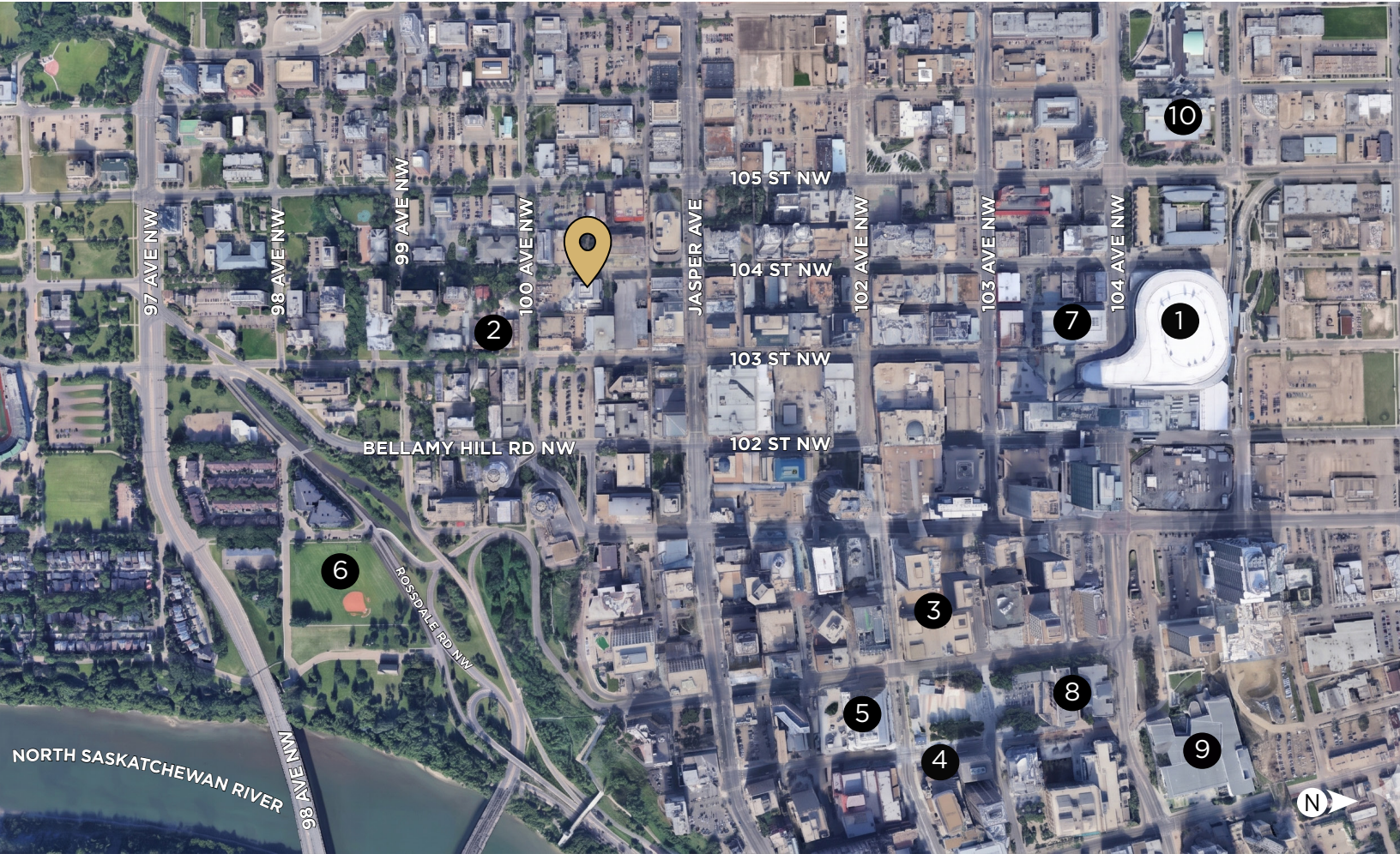
Office

- Professional
- Financial Institutions
- Support Services

Indoor Sales & Service

- Media Studio
- Government Services
- Veterinary Services

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DRIVE TIMES

Yellowhead Trail	15 Minutes
Whitemud Drive	20 Minutes
Anthony Henday	25 Minutes
Edmonton Int'l Airport	35 Minutes

NEARBY AMENITIES

- | | |
|--------------------------------|-------------------------|
| 1. Rogers Place | 6. Diamond Park |
| 2. Eleven Eleven Kitchen & Bar | 7. ICE District |
| 3. Art Gallery of Alberta | 8. Edmonton City Hall |
| 4. Winspear Centre | 9. Royal Alberta Museum |
| 5. Edmonton Public Library | 10. McEwan University |

DEMOGRAPHICS



NEIGHBOURHOOD POPULATION
(5 KM | 2023) 213,801



5-YEAR GROWTH FORECAST
(5 KM | 2023-2028) 2.7%



AVERAGE HOUSEHOLD INCOME
(5 KM | 2023) \$105,801



TRAFFIC COUNTS
JASPER AVE NW & 103 STREET E
(2023) 22,200

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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.