



7505 104 Street, Edmonton

104 STREET - 2nd Floor Office



PROPERTY DETAILS

Address:	7505 104 Street, Edmonton
Legal:	Plan 1750R, Block 9A, Lot 2
Zoning:	Direct Control (DC (21276))
Size:	1,700 SF (+/-)
Utilities:	Tenant responsible for utilities
Op Costs:	\$6.50 /SF (2026 Estimate)
Lease Rate:	\$18.00 /SF
Availability:	Immediately



PROPERTY HIGHLIGHTS

- High-profile location along busy 104 Street with strong exposure and signage opportunities
- Bright and inviting space with abundant natural light throughout
- Existing improvements include a reception area, four private offices, two washrooms, kitchenette and open work area
- Dedicated on-site parking
- Join other tenants including Fully Promoted and Body Worx



Erin Oatway
Partner / Associate
780-218-7585
erin@aicrecommercial.com

Kelly Le
Associate
587-991-9817
kelly@aicrecommercial.com



PROPERTY PHOTOS

7505 104 Street, Edmonton

Property Features:



RECEPTION



NATURAL
LIGHT



MOVE-IN
READY



NEARBY
AMENITIES



PARKING



PROPERTY SPECIFICATIONS

Parking:	3 designated parking stalls + Street parking
A/C:	Yes
Lighting:	To be updated to LED
Kitchenette:	Yes
Washroom:	In-suite
Utilities:	Power is separately metered



Disclaimer: Property details provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



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- Located on 104 Street with direct exposure to Calgary Trail, one of Edmonton's busiest commercial corridors, quick access to U of A, Downtown, Old Strathcona, and south-central neighborhoods
- Minutes to Whyte Avenue, one of Edmonton's busiest urban streets with strong pedestrian and vehicle traffic
- Good access to public transit and nearby LRT stations
- Close proximity to Gateway Boulevard, major north-south arterial connecting to downtown Edmonton and south to the Edmonton International Airport



**AREA
POPULATION**
(within 5kms)

- 185,087 Residents
- 308,309 Daytime Population
- 2.7% Annual Growth (2023-2028)



**AREA
INCOME**
(within 5kms)

Average household
income: \$97,776



**VEHICLES
PER DAY**

University Avenue: 21,700
104 Street: 21,400



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