



**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



# 10104 - 103 Avenue



Private Office



Open Seating Area



Storage Lockers



Large Boardroom



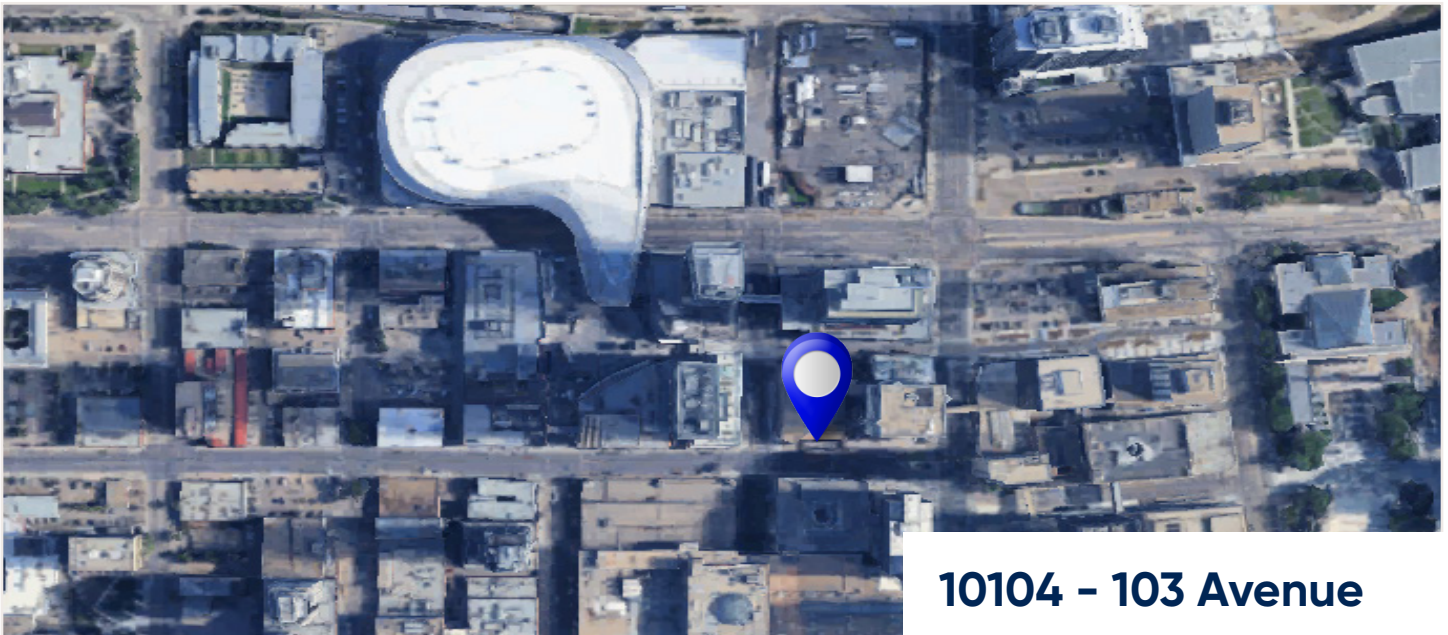
Corridor



Kitchenette



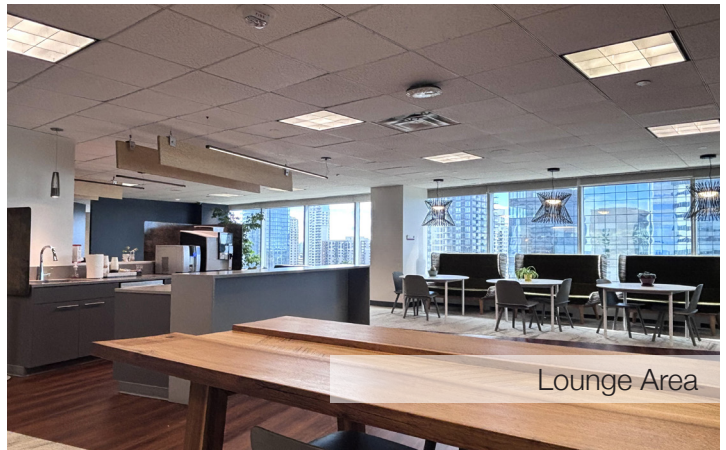
Breakout Room



**10104 - 103 Avenue**



Open Workstation



Lounge Area



Lunchroom



Collaborative Space

**Agent Information**

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