

FOR LEASE

PRIME DOWNTOWN RETAIL

CAPITAL TOWER

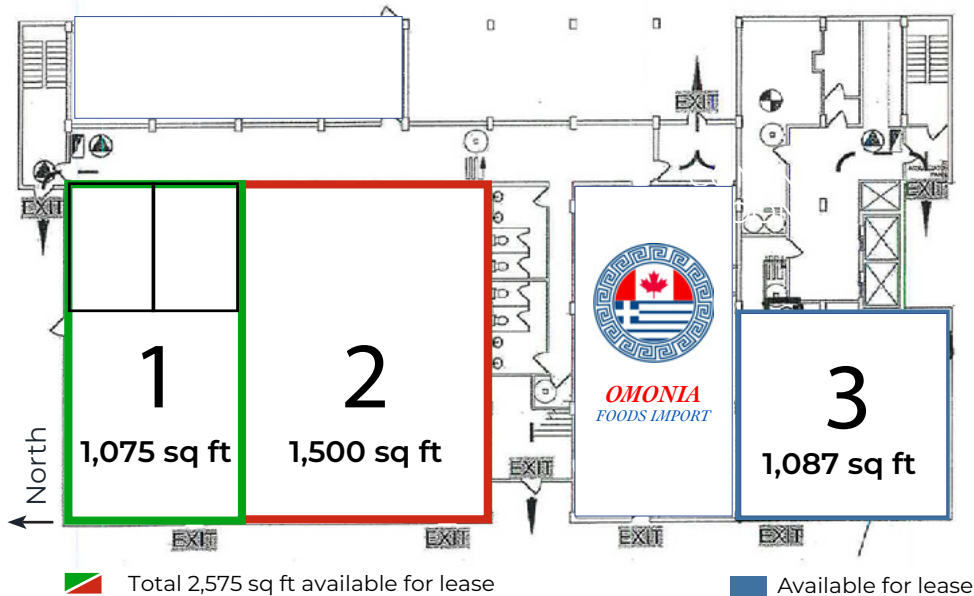
10609 101 Street NW, Edmonton, AB

Proudly owned and
managed by

avenueliving
asset management



Floor Plan - Main Floor



Total 2,575 sq ft available for lease

Available for lease

Minutes from The Ice District/Downtown



CONTACT US:

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Site Details

Space Available: 1,075 sq ft; 1,500 sq ft; 1,087 sq ft

High visibility main floor space with streetfront exposure and great natural light

Central location near the new Ice District, Epcor Tower, and MacEwan University

Ideal for quick food service, café, small concept fitness, or personal services

Excellent access to transit and the downtown Edmonton core

Daily Traffic Count along 101 Street: > 24,000
Daily Traffic Count along 106 Avenue: > 30,000

Net Rent: Starting at \$20.00/ sq ft

Additional Rent (2023): \$10.66/ sq ft

Demographics (2022)



Population
1.1 M



Median Income
\$97,800

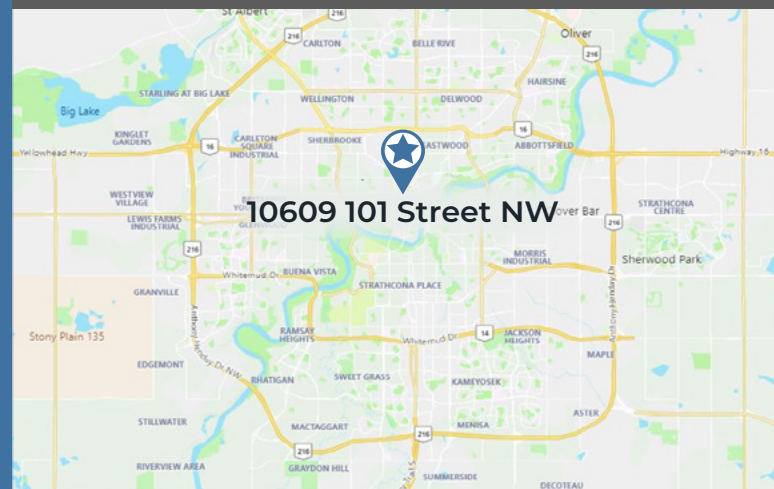


Households
387,950

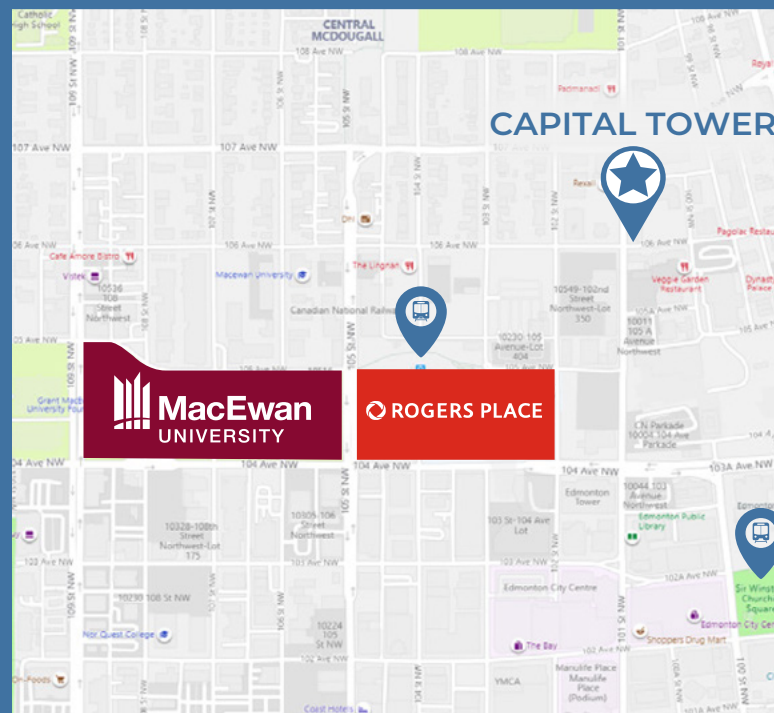
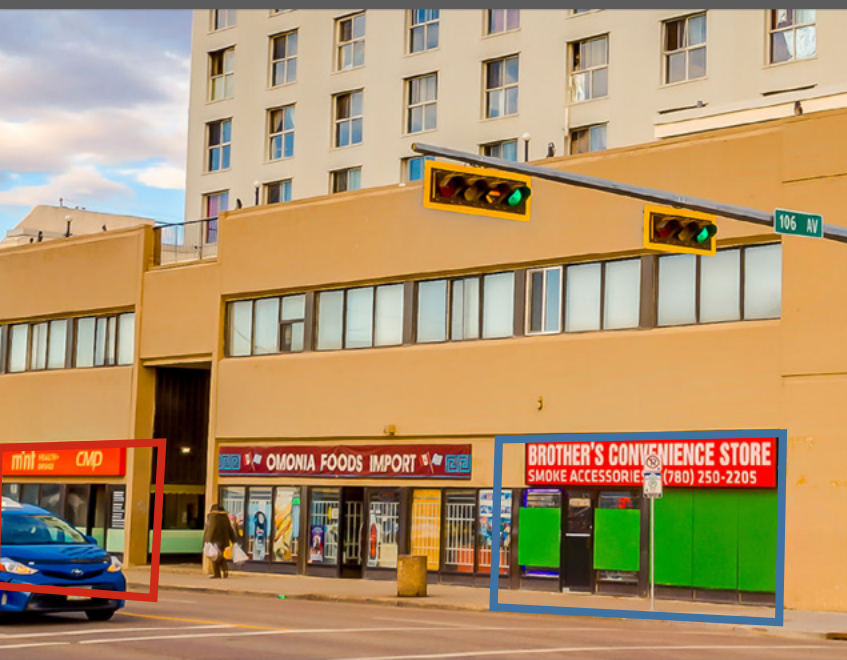


Median Age
36.7

Capital Tower - Location



Building Exterior



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