



ALLENDALE CENTRE EAST

6104 – 104 STREET | EDMONTON, AB



+ RETAIL & OFFICE SPACE

Allendale Centre East offers unmatched visibility along Calgary Trail and provides tenants with a modern, well-designed space, offering convenience and easy access to on-site and nearby amenities.

With its proximity to major roadways and ample parking at the rear of the building, the property offers seamless and convenient access for all visitors.

- LEED® Certified
- Flexible floor plates
- Floor to ceiling windows
- Signage opportunities
- Fibre optics in building
- Electric car charging stations



+ SITE AMENITIES

RESTAURANTS

- The Grill House & Bar
- IPHO Vietnamese
- Mehfeel

SERVICES

- Tiny Town Daycare
- Anytime Fitness
- Pharmacy

AMENITIES

- Underground parking
- Locker rooms and showers
- Underground bike storage

+ PROPERTY DETAILS



SITE AREA
1 Acre



RENTAL RATE
Market



AVAILABILITY
Immediately



GROSS BUILDING AREA
13,965 SF
(Main floor only)



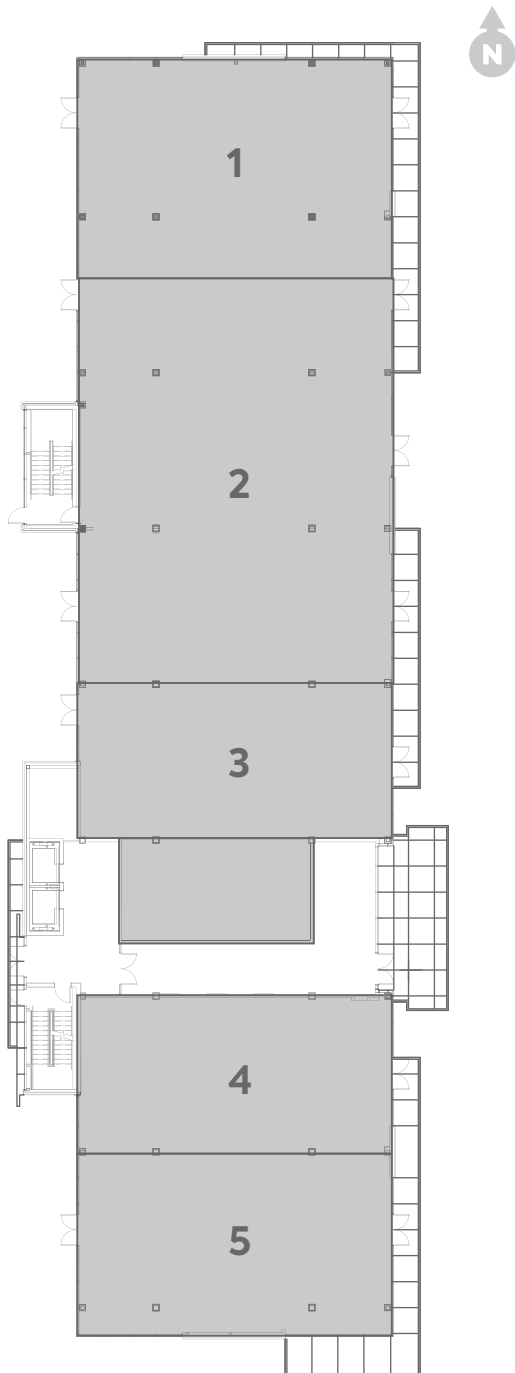
ADDITIONAL RENT
Prop Tax: \$7.53/SF
CAM: \$12.19/SF
EST. TOTAL: \$19.72/SF



PARKING RATIO
2.84/1,000 SF
(Surface & underground available)

RETAIL SPACE

Main Floor:



- | | | |
|---|-----------------|----------|
| 1 | IPHO Vietnamese | 2,494 SF |
| 2 | SGL Insurance | 4,924 SF |
| 3 | Optometrist | 1,848 SF |
| 4 | Mehfeel | 1,807 SF |
| 5 | Liquor House | 2,178 SF |

OFFICE SPACE

Floors 2–5: FULLY LEASED

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.



AREA DEMOGRAPHICS

Allendale Centre East



POPULATION

1 KM	3 KM	5 KM
5,090	68,007	165,226



HOUSEHOLDS

1 KM	3 KM	5 KM
2,188	31,051	74,651



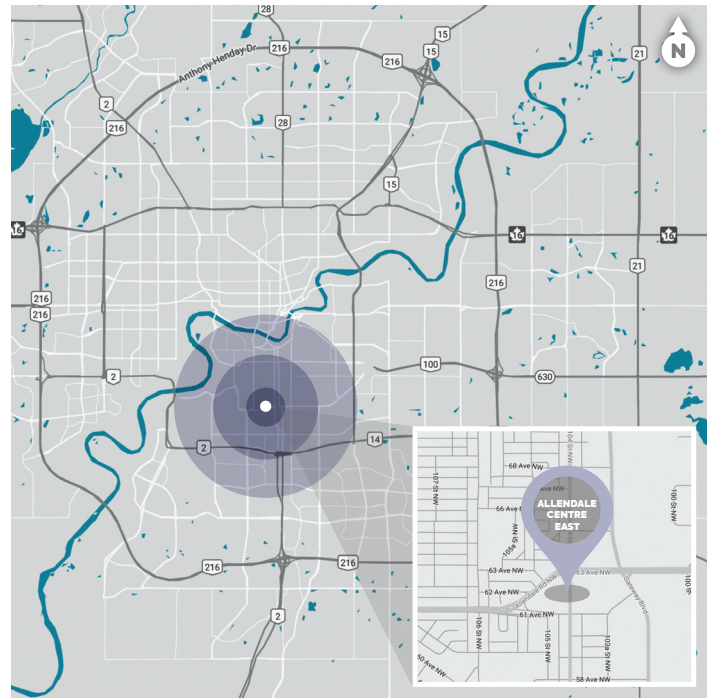
AVERAGE INCOME

1 KM	3 KM	5 KM
\$114,210	\$101,307	\$112,471



VEHICLES PER DAY

Approx. 25,400 on 104 Street, 8,700 on 61 Avenue and 16,200 on Allendale Road



CONTACT



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QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES