



ALLENDALE CENTRE EAST

6104 – 104 STREET | EDMONTON, AB



+ RETAIL & OFFICE SPACE | FULLY LEASED

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
- Oceania Grill

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
\$34.00.00–\$36.00/SF
(est.)



AVAILABILITY
Immediately



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

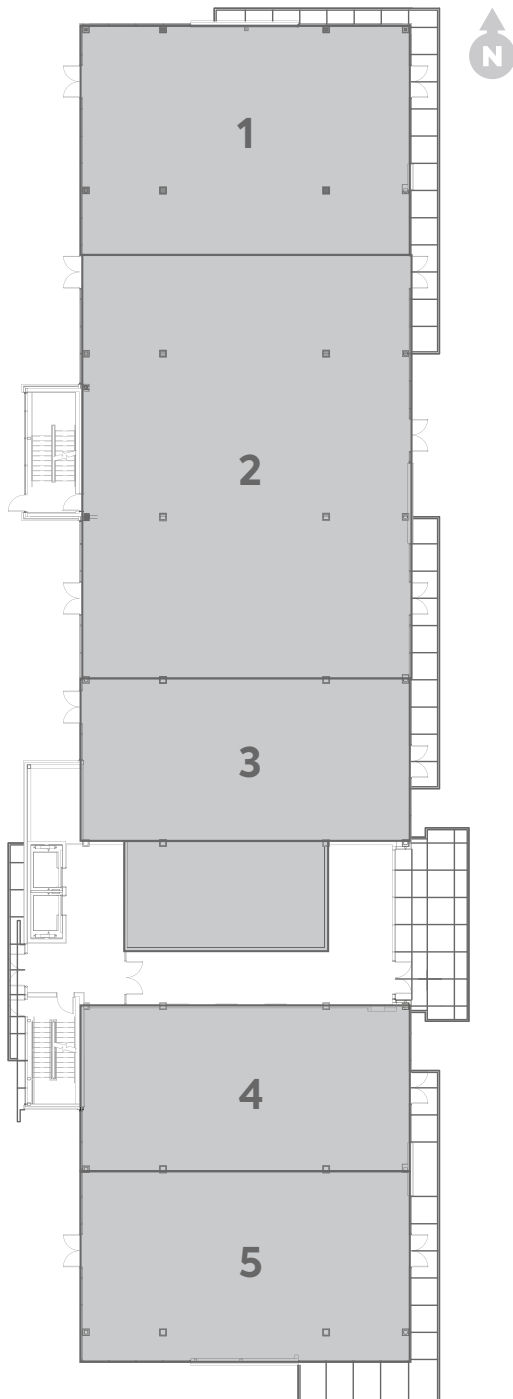


ADDITIONAL RENT
Prop Tax: \$6.08/SF
CAM: \$12.19/SF
EST. TOTAL: \$18.27/SF



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

MAIN FLOOR: FULLY LEASED



1	IPHO Vietnamese	2,621 SF
2	SGL Insurance	4,925 SF
3	Optometrist	1,843 SF
4	Oceania Grill	1,821 SF
5	Liquor House	2,178 SF

OFFICE SPACE:
FLOORS 2-5 ARE FULLY LEASED

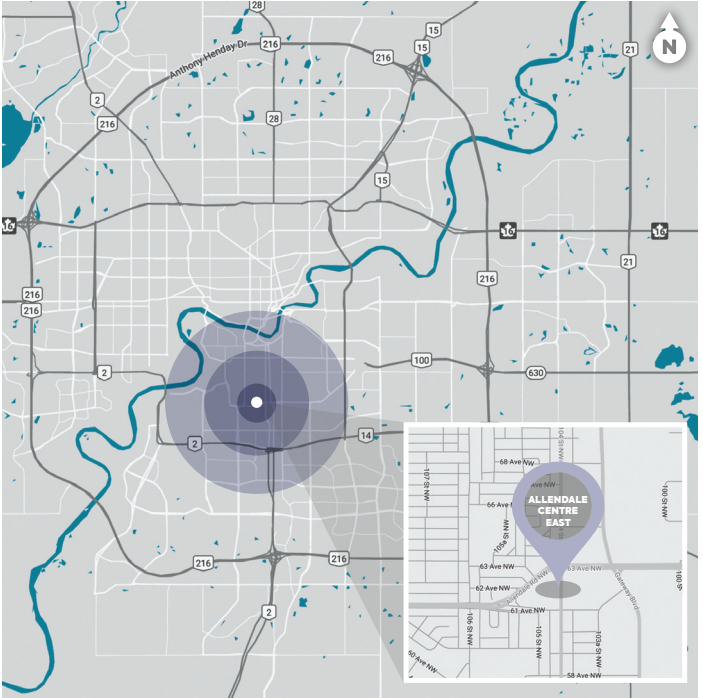
The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.



AREA DEMOGRAPHICS

Allendale Centre East

	POPULATION		
	1 KM 4,975	3 KM 63,294	5 KM 154,522
	HOUSEHOLDS		
	1 KM 2,188	3 KM 30,587	5 KM 73,310
	AVERAGE INCOME		
	1 KM \$116,317	3 KM \$105,872	5 KM \$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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Creating Spaces That Connect
 PEOPLE + BUSINESSES + SERVICES