

**AVISON
YOUNG**

MACLAB
Development Group

For Lease
8204 - 104 Street NW
Edmonton, AB



PROMINENT STRATHCONA OFFICE BUILDING

Palomar Building



Corner location on Whyte Avenue and 104 Street



Walkable access to all Whyte Avenue amenities



Plentiful parking available



Professional ownership and property management in place

Get more information

Peter Schwann

Principal

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Palomar Building



OFFERING SUMMARY

Area Available:	2nd Floor - 8,230 square feet (Demising options available)
Base Rent:	Market
Additional Rent:	\$19.22 PSF
TI Allowance:	Market
Parking:	Surface stalls at market price



Whyte Avenue is currently undergoing a revitalization with multiple developments in the area



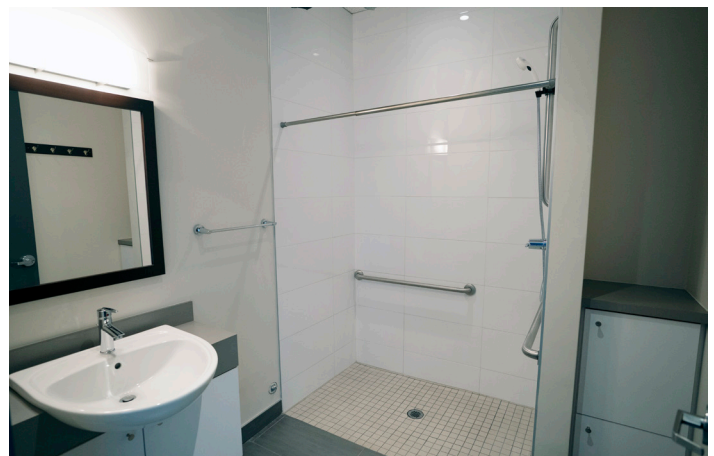
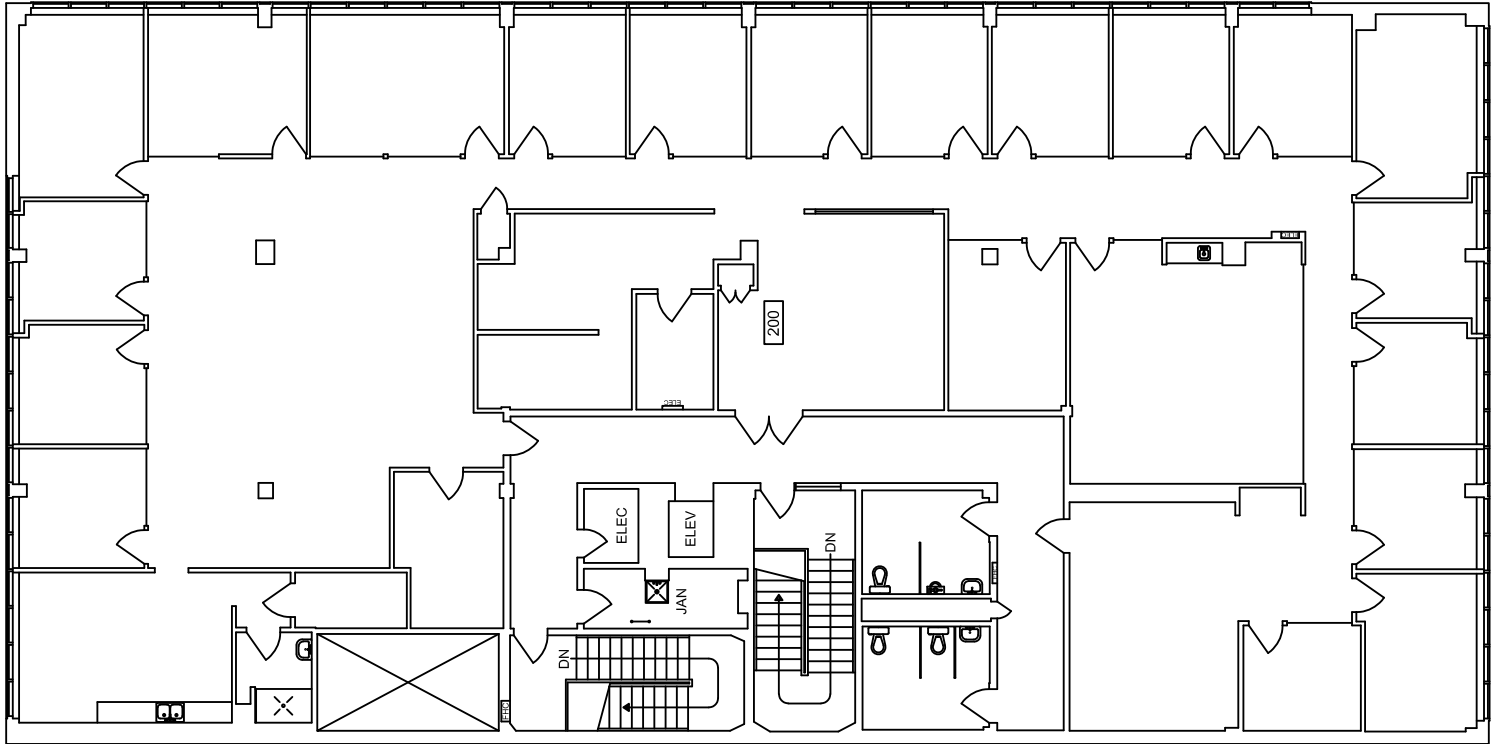
Highly accessible to the downtown core, south side and Edmonton river valley with over 160k of maintained multi-use trails



Located only 8 minutes to the UofA, consistently ranked top three globally for AI & Machine Learning



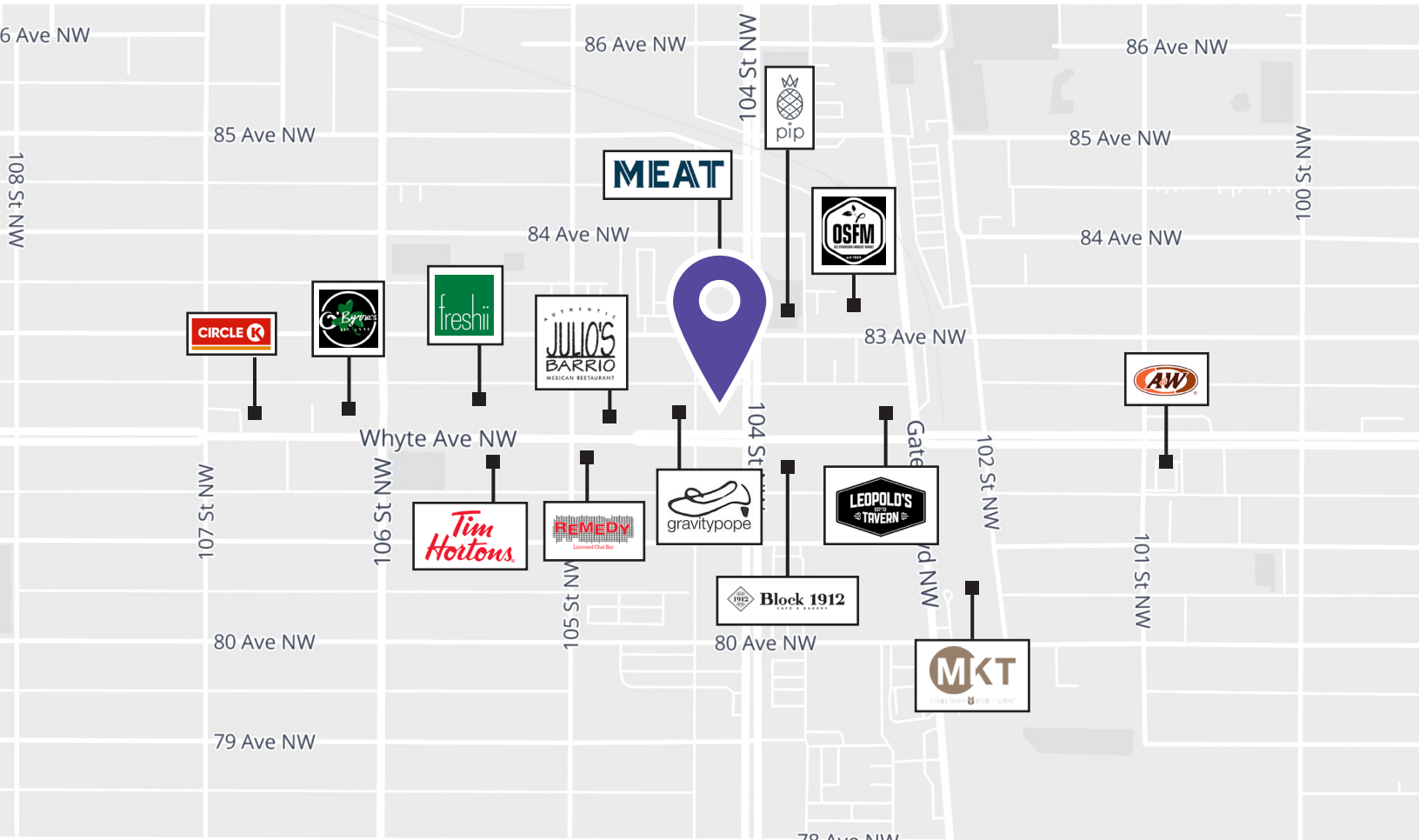
FLOOR PLAN | Second Floor (demising options available)



Palomar Building

8204 - 104 Street, Edmonton, AB

The Palomar Building is in the heart of Old Strathcona, the funky and historic arts and shopping district that is a staple for residents and visitors to Edmonton alike. The historic buildings, modern developments, and youthful population create a spirit that makes this area like nowhere else in Edmonton. The district is one of the Top 5 "Coolest Neighborhoods In Canada" (2017), with the numerous festivals, events, and activities year round that draw people to the iconic area.



Get in touch

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Visit us online

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