

Brand New Prestigious Main Floor Retail Space

Downtown Edmonton's best location
on the corner of 104 St. and 102 Ave.

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FOX TOWERS

Downtown Edmonton's best location on the corner of 104 St. and 102 Ave. This is an opportunity to become a part of downtown Edmonton's fast-growing 104 Street Promenade —one of the most sought-after neighbourhoods in the downtown core. This popular street was one of 4 finalists on the 2013 list of Great Streets in Canada, and is home to eclectic shops, restaurants and a popular summertime street-wide farmers' market – more than 20,000 people visit this street every week.

104 Street is also home to hundreds of residential and office condos – Fox Towers alone contains 311 units: 169 in Fox Two and 142 in Fox One— with all residential units in Fox One sold. Boasting a walk score of 98/100*, residents and visitors alike have

unparalleled walkable and LRT access to the best of Edmonton, including the highly anticipated downtown arena.

At 28 and 33 storeys respectively, Fox One and Fox Two embody superior design and quality in every respect. From expansive glass feature walls to regal 5-storey brick podiums that lend a sense of history and old-world charm – Fox Towers are architectural elegance personified.

Highlights

- Exciting brand new retail space for lease in downtown Edmonton just steps away from pedway connections into the financial core.
- Located in downtown Edmonton's most vibrant area, close to several high end amenities.
- 1.5 blocks away from the new Ice District and Rogers Place.
- Close to the Bay/Enterprise LRT station and two blocks from

MacEwan Station, adjacent to Rogers Place.

- Underground parking available as well as several surface lots close by.

Lease Details

Available Area Fox 1

Up to 4,049 sq. ft., main floor.

Available Area Fox 2

From 1,500 to 9,897 sq. ft., main floor.

Basic Rent

Market

Operating Costs (approx. budget)

Fox 1 – \$11.50/sq. ft.

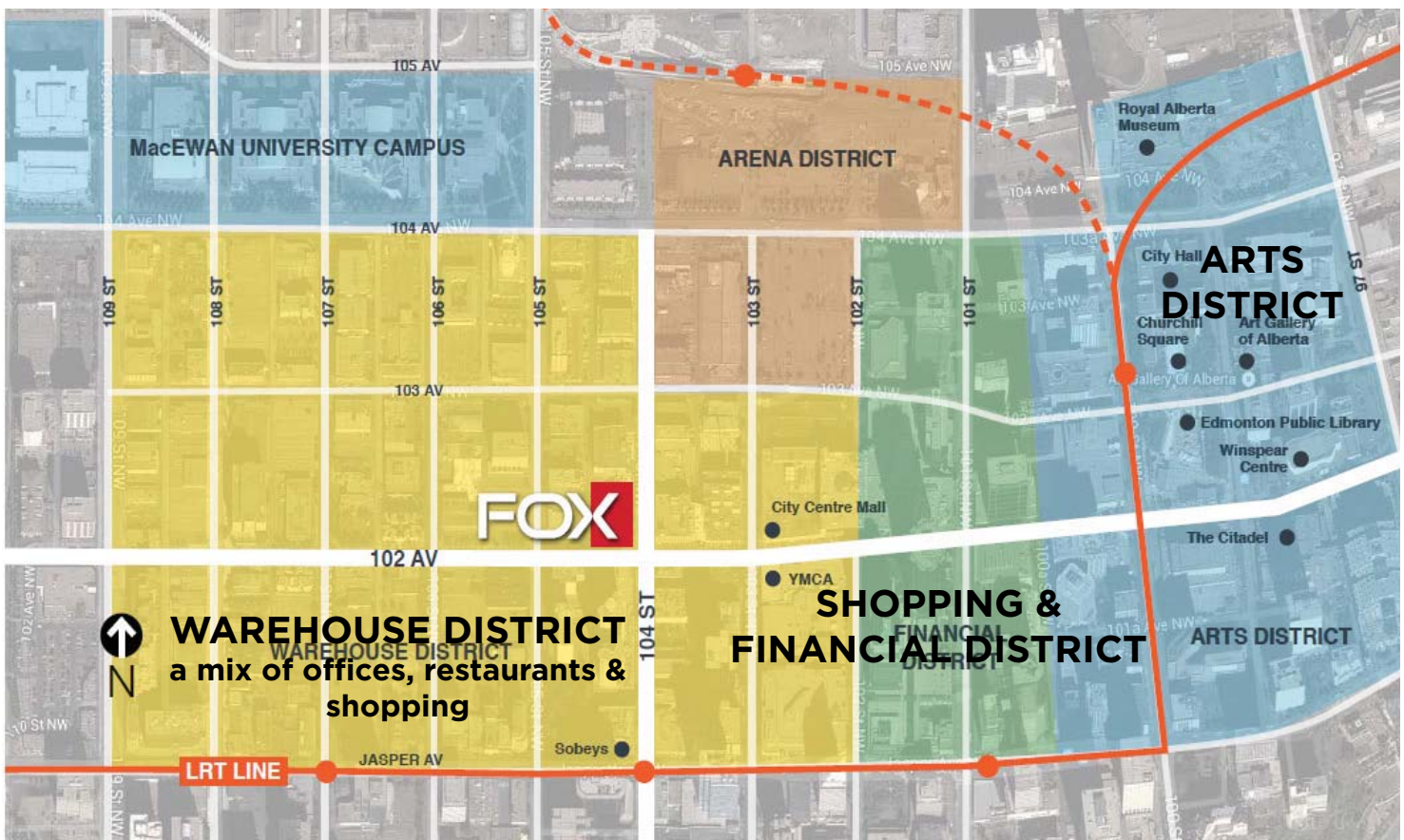
Fox 2 – \$11.50/sq. ft.

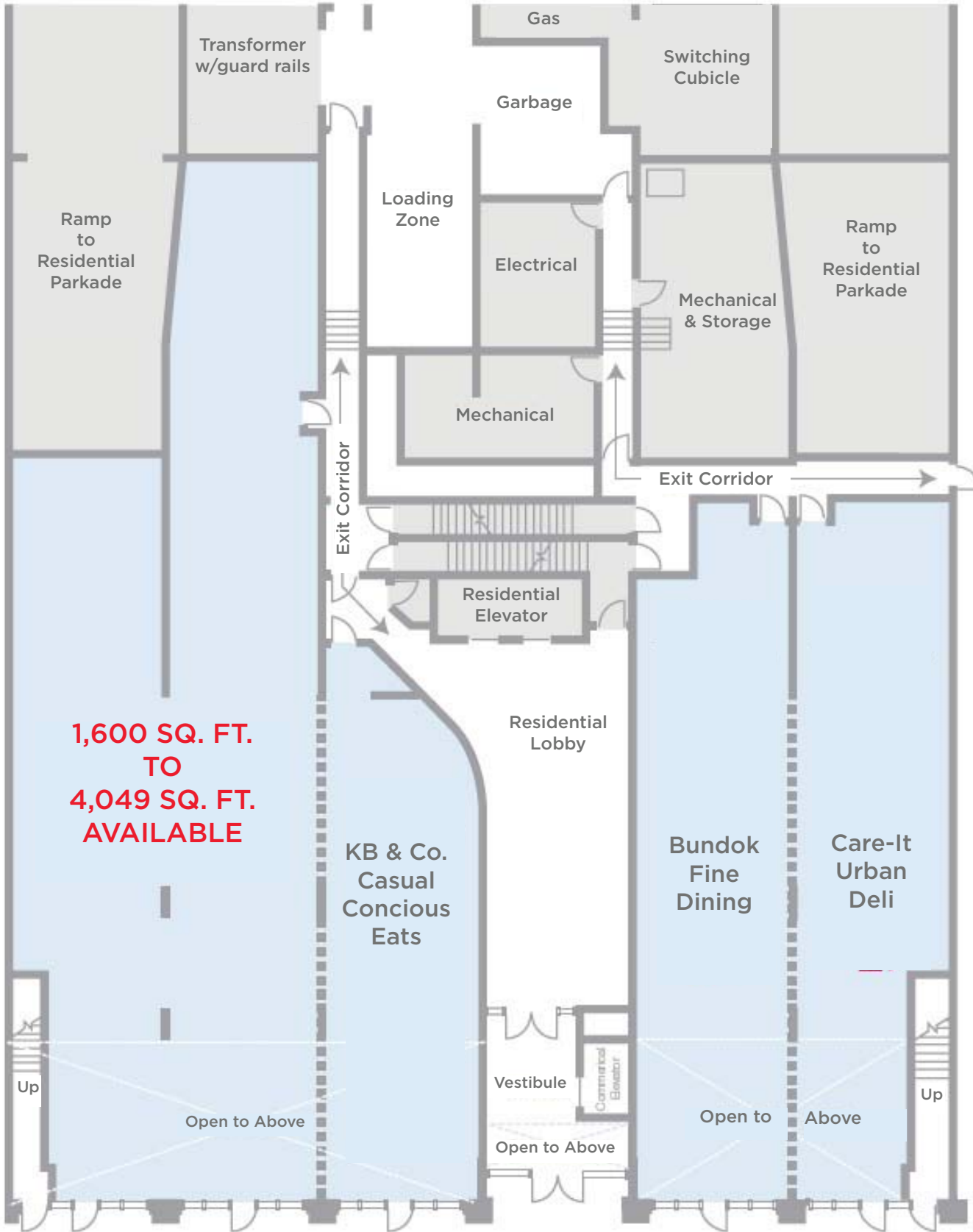
Parking

Negotiable

Zoning

Heritage Area (HA)









FOX TOWERS

 **CUSHMAN & WAKEFIELD**
Edmonton

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