



Prominent Strathcona office building

Property Highlights

- 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

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Palomar Building

8204 - 104 Street, Edmonton, AB



Offering Summary

Area Available:	2nd Floor - 8,230 square feet (Demising options available)
Base Rent:	Market
Additional Rent:	\$18.00 psf (2022 estimate)
TI Allowance:	Market
Parking:	Surface stalls at market price



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



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

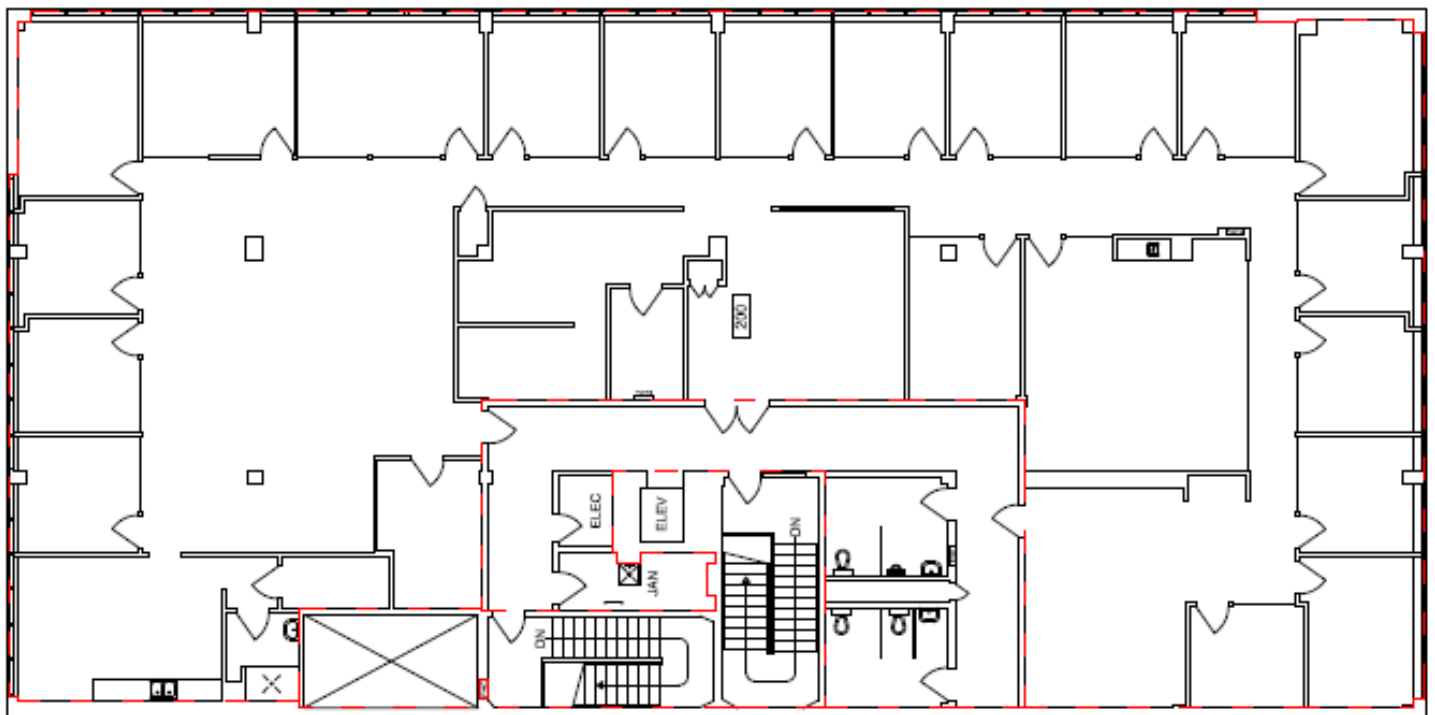


Highly accessible to the downtown core, south side and Edmonton river valley with over 160k of maintained multi-use trails



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2nd Floor, Floor Plan (Demising options available)

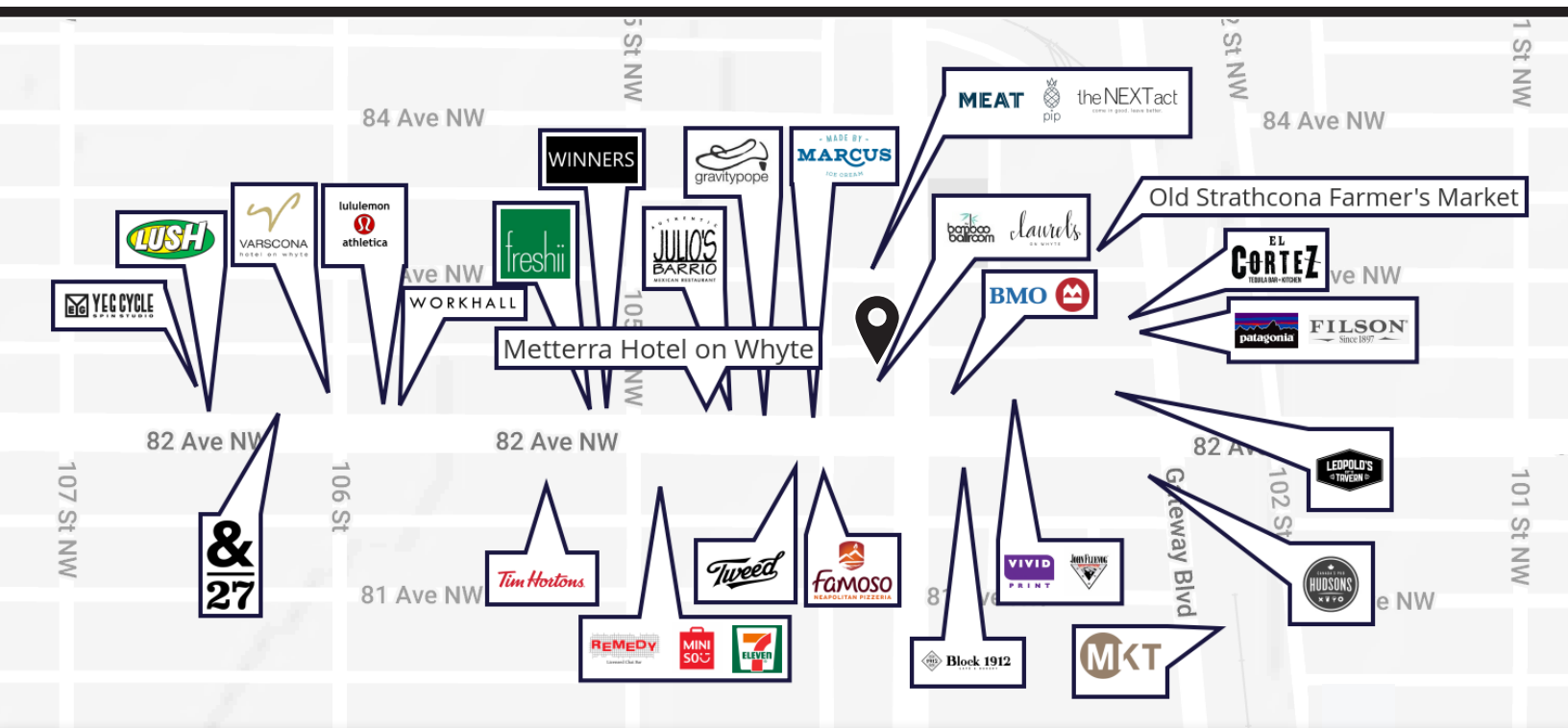
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The Palomar Building is in the heart of Old Strathcona, the funky and historic arts and shopping district that is a staple for residents and visitors to Edmonton alike. The historic buildings, modern developments, and youthful population create a spirit 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.



Opening Soon in the Palomar Building



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