

# FOR SALE FOX TOWER OFFICE

500, 10410 102 AVENUE NW, EDMONTON, AB



- Fully Leased A-Class Office Space
- Strong Covenant Tenant with 5 Years Remaining on Net Lease
- Stunning Design & Architectural Features

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**Marcus & Millichap**



# OVERVIEW / FOX TOWER OFFICE

500, 10410 102 AVENUE NW, EDMONTON, AB

## OPPORTUNITY

Rare opportunity to purchase a fully leased, 14,500 SF, A- Class office condo in Fox Tower 2 along 104 Street. Currently leased to Protostatix Engineering Consultants on a new 5 year lease, this stylish office features an extensive use of wood, glass, and metal designed by Vaughan Hoy Architecture while with KENNEDY Architecture for the new generation of urban working.



## HIGHLIGHTS

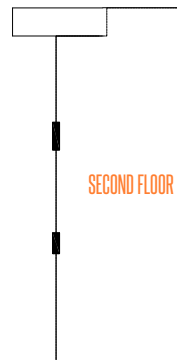
- Fully leased 14,500 sq. ft. fifth floor office space with dedicated commercial elevator within The Fox 2 Tower along the boutique area of 104 Street in downtown Edmonton
- Currently leased to Structural Engineering firm Protostatix who are known for being leaders in their industry
- Three board rooms of varying sizes, a lounge area, seven private offices, and a second floor mezzanine/games area all surround the open engineering studio space
- Secured separate entry into the heated above-ground parkade allows for a swift flow of staff entry into the office space without any disturbance through the lobby
- Similar to the distinctly designed office space being built with character in mind, trendy 104 Street allows for excellent walkability and an abundance of retail, restaurant, and service amenities all within close proximity

# DETAILS / FOX TOWER OFFICE

500, 10410 102 AVENUE NW, EDMONTON, AB



CLICK THE  
ICON FOR THE  
360° TOUR



## SALIENT DETAILS

Tenant:	Protostatix Engineering Consultants
Term Expiry:	October 31, 2026
Size:	14,500 SF
Parking:	10 Parking Stalls (4 Tandem & 2 Single)
Annual Net Rent:	\$329,550 (including parking rent)
Asking Price:	\$5,000,000
Cap Rate:	6.6% (unadjusted)
Legal Description:	Business Unit: Condominium Plan 172 1739 Unit 175
Parking Units:	Condominium Plan 172 1739 Units 239, 240, 241, 242, 359, and 360
Municipal Address:	#500, 10410 - 102 Avenue, Edmonton, AB



# TENANT PROFILE / FOX TOWER OFFICE

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As one of the most sought after structural engineering companies in Western Canada, Protostatix is known for creating intelligent, thoughtful, and unique experiences while delivering value to their clients. Founded in 1980 and recently acquired by Englobe, a Canadian specialty engineering and environmental services firm, Protostatix's area of specialization include structural engineering for commercial, light industrial, high-rise, and historic buildings, both for public and private projects.

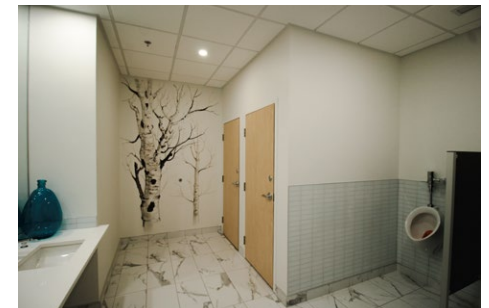


With 30-plus talented professionals, Protostatix has participated in a diverse range of projects noting that flexibility and adaptability is key to them delivering outstanding value. Dino Loutas, founder of Protostatix, brings an abundance of experience into each project as his experience intersects various client channels leveraging a valuable perspective. Currently in-charge of coordination and supervision of projects, Dino is able to give each project his full attention prior to the release of any finished products, a process which is one component of an extensive quality control process.

[Click here to learn more about the acquisition of Protostatix](#)

**Marcus & Millichap**

Source: Construction Canada





# SPECS / FOX TOWER OFFICE

500, 10410 102 AVENUE NW, EDMONTON, AB

## HIGHLIGHTS



Stylish and unique urban 14,500 sq. ft. office space in the heart of 104 Street Promenade at The Fox Tower 2 in Downtown Edmonton



Floor-to-ceiling south and east facing windows offering natural light and a beautiful view of 104 Street for all clients waiting in the softly lit mezzanine



Chef-inspired open concept dining space and kitchen with industrial grade appliances and coffee station to inspire greatness



Three boardrooms of varying size allowing for four to eighteen people meetings, providing the utmost care and consideration to each client



Plush lounge area that has been meticulously curated for relaxation. Complete with a double-sided fireplace, TV, multiple ultra-soft couches, and on-tap beer



State-of-the-art fitness centre with various equipment including a treadmill, air rower, M3 machine, bike, free weights and more



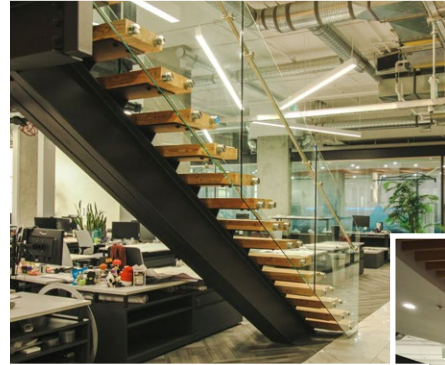
Second floor games that is separated from the open concept studio by a beautiful wooden, metal and glass staircase poised for activities with a ping pong table and air hockey table



Spa inspired men's and women's washrooms with exceptional finishes and an effortless layout allowing for barrier-free mobility



Secured indoor above-ground parking with separate employee entry via three high-speed elevators



# AREA + STATS / FOX TOWER OFFICE

500, 10410 102 AVENUE NW, EDMONTON, AB

## 2021 Demographic Estimates

Population

1 KM

20,667

3 KM

107,926

5 KM

220,150

Households

11,568

55,162

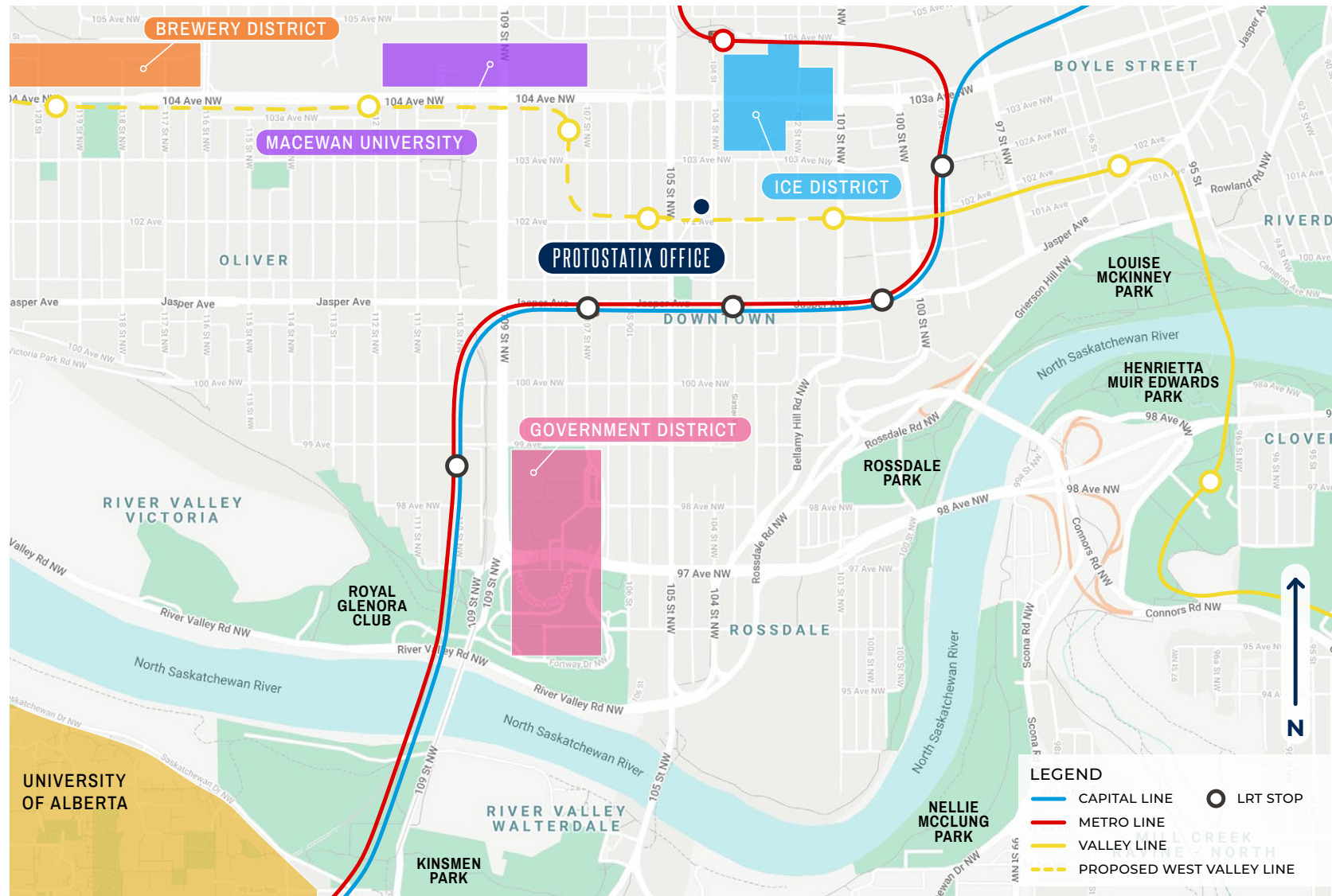
102,348

Average Household Income

\$78,539

\$86,604

\$95,628



**25,917**  
vehicles  
per day



**EXPOSURE**  
Along 104 Street &  
102 Avenue



**PARKING**  
ample paid street  
parking



**TRANSIT**  
in direct  
proximity

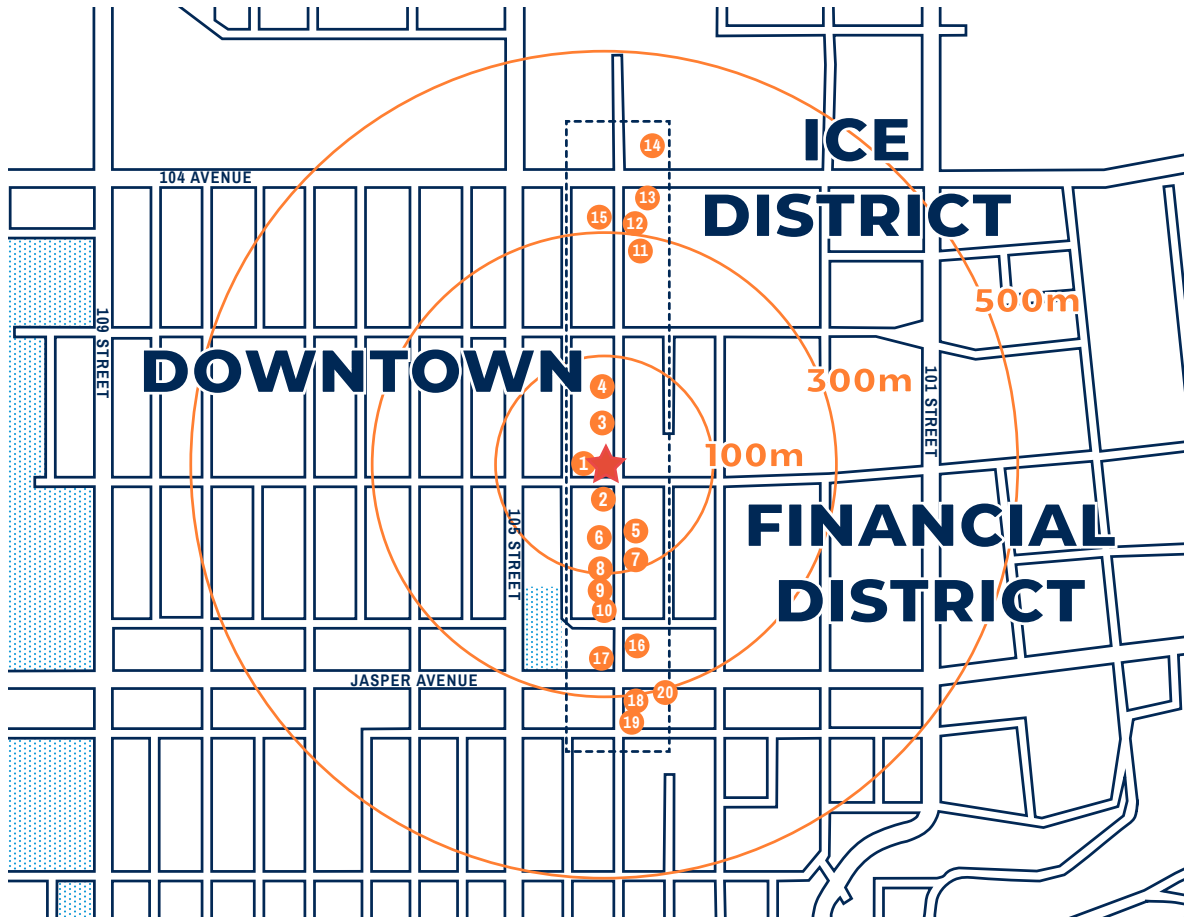


**8.4%**  
anticipated  
population growth



# 104 STREET / FOX TOWER OFFICE

500, 10410 102 AVENUE NW, EDMONTON, AB



## NEARBY & NOTABLE ON 104 STREET

- |                         |                 |                            |                                 |
|-------------------------|-----------------|----------------------------|---------------------------------|
| 1 Cosmic Pizza & Donair | 6 Say Uncle     | 11 Weekly YEG              | 16 deVine Wine & Spirits        |
| 2 DOSC                  | 7 Cavern        | 12 Baijiu                  | 17 Tiffin India's Fresh Kitchen |
| 3 KB & Co.              | 8 Kelly's Pub   | 13 Tres Canrales Rostizado | 18 7-Eleven                     |
| 4 Japanese Village      | 9 'Ono Poke Co. | 14 Roger's Place           | 19 Cask & Barrel                |
| 5 Bottega 104           | 10 Evoolution   | 15 Neon Sign Museum        | 20 Uccellino/Bar Bricco         |



## ABOUT 104 STREET

The 104th Street Promenade is the area between Jasper Avenue downtown and the ICE District where you'll find local shopping, iconic restaurants, and historic buildings. Upscale fashions and furniture can be found next door to small artisanal crafts and artifacts, and many of these shops are within historical buildings from the old warehouse district.

Antique touches are all over 4th Street Promenade, as one of the last remaining post-war streets in Edmonton, the Promenade is adorned in brick cladding, limestone architecture, and unique throwbacks of a bygone era.





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