



BOX HAUS

8230 105 STREET, EDMONTON, AB

**LOWER LEVEL RETAIL SPACE
FOR LEASE**

NATHAN RAJU

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EDMONTON'S MAIN ARTS AND ENTERTAINMENT DISTRICT

Located north of Whyte Avenue on 105 Street, this building was formerly known as the Centennial Building and has been re-branded as Box Haus. Designed by the renowned architecture firm Hemingway & Laubental, this building is an example of 1960's modernism with its minimalist design, symmetrical lines and large windows.

The building features ample surface parking and large floor plates. Current tenants include two dental practices and a chiropractor/physiotherapy clinic. The lower level is perfect for a retailer, professionals, or a boutique fitness center.

CURRENT TENANTS

breathe.
Health and Performance

DR. JEFFERY G. JESS, D.M.D.

S *Old Strathcona
Dental*

SIZE	2,677 SF
AVAILABLE	Immediately
BASIC RENT	Market
OP COSTS	\$13.00 PSF (2021 est.)
SIGNAGE	Fascia and blade
PARKING	14 surface stalls, nearby parking lots and street parking available



STRATHCONA, A DESTINATION DISTRICT

Just off Whyte Avenue along 105 Street and within the Strathcona neighbourhood, it is perfectly situated for many different businesses given its proximity to one of Edmonton's busiest corridors, also benefiting from the area's dense, varied population. The area offers many proximate public amenities including busy bike lanes, public transportation, parks, and wide pedestrian friendly sidewalks.

**VOTED ONE OF EDMONTON'S
BEST NEIGHBORHOODS BY
AVENUE MAGAZINE**



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JOIN THE COLLECTIVE

We take pride in supporting local businesses and startups that create special places and a unique identity for Edmonton. Our success comes from the tenants within our buildings and we are here to make their dreams come into success stories.



Crawford Block



Tipton Investment Building



Oliver Exchange

FIND POTENTIAL WHERE NO ONE ELSE EVEN LOOKS



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One of our core mandates at Beljan is to create a better Edmonton. We strive to build architecturally prominent buildings that highlight the best of the city while still holding true to the fabric of each individual community. We connect people, homes, and businesses into communities that are lively, social, and walkable. After all, the life blood of a city is made up of people, not buildings.