



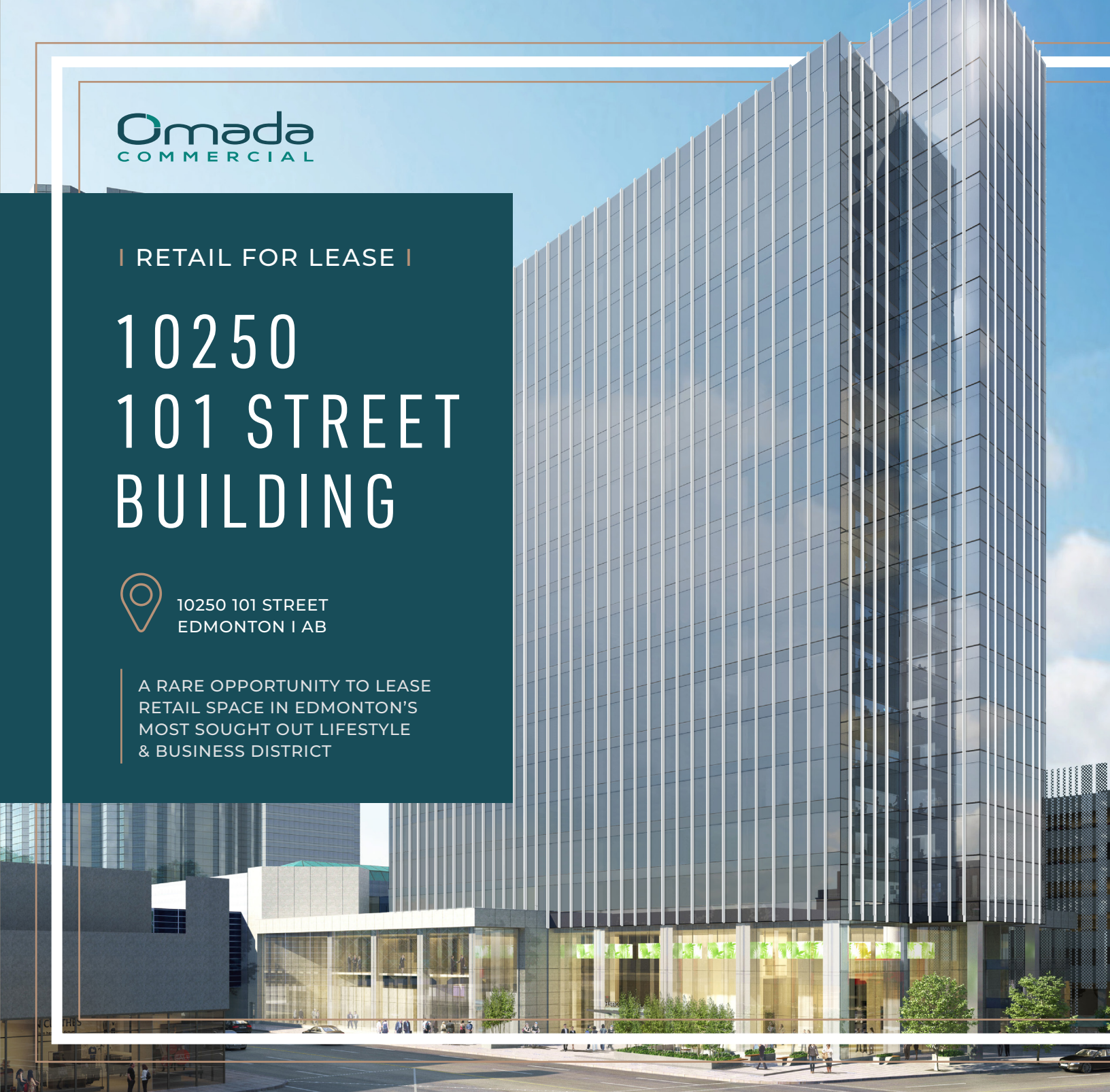
| RETAIL FOR LEASE |

10250 101 STREET BUILDING



10250 101 STREET
EDMONTON | AB

A RARE OPPORTUNITY TO LEASE
RETAIL SPACE IN EDMONTON'S
MOST SOUGHT OUT LIFESTYLE
& BUSINESS DISTRICT



SEEKING RETAIL, MEDICAL & PROFESSIONAL SERVICES

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PROPERTY FEATURES

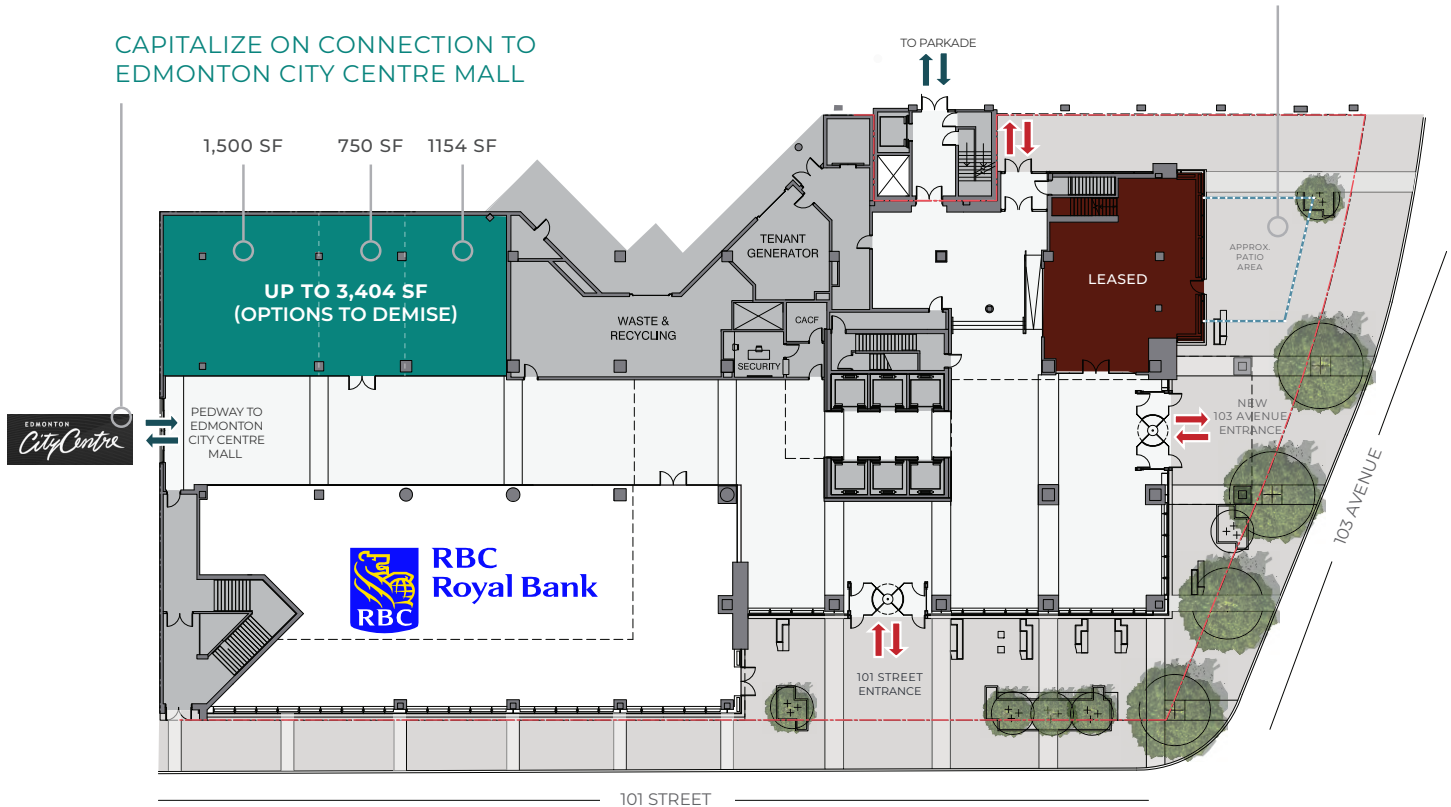
Vacancy	±3,404 SF interior unit WITH DEMISING OPTIONS] LEASED
	±1,743 SF exterior unit WITH POTENTIAL FOR PATIO	
Available	Immediately	
Municipal	10250 101 Street, Edmonton, AB	
Legal	Lot F, Block 1, Plan 2137RS	
Access	103 Avenue & 101 Street	
Zoning	CCA (Core Commercial Arts Zone)	
Basic Rent	Negotiable	
Op Costs	\$15.65 PSF (2024 est.)	
Parking	Attached 600+ stall parkade Covered (hourly/daily/monthly) Underground (monthly)	
Tenants	RBC & AIMCo (office tower is 75% leased)	



01 IDEAL FOR RETAIL

CAPITALIZE ON CONNECTION TO EDMONTON CITY CENTRE MALL

EXCITING PATIO OPPORTUNITY



CENTRAL LOCATION

IMMEDIATELY ADJACENT TO ICE DISTRICT

2,000 residents

7,200 office workers

1,000 hospitality workers

600 hotel workers

Edmonton's most exciting new live | work | play development

Minutes from Grand Villa Casino and Rogers Place, which hosts an average of 200 events every year

MINUTES FROM THE ARTS DISTRICT

The Edmonton Arts District includes landmarks such as the Royal Alberta Museum, Art Gallery of Alberta, Winspear Centre, and the Citadel

PARKING & ENTRANCES

Attached to 600+ stall parkade

Convenient access to 101 Street & 103 Avenue



02

UNMATCHED DESIGN

10250 101 STREET BUILDING HAS UNDERGONE A COMPLETE EXTERIOR AND INTERIOR REDEVELOPMENT WHICH INCLUDES:

Unparalleled two-story lobby design with double-height glass curtain wall

Digital media art installation, the first of its kind in Edmonton

“AA” class office building (targeting LEED | WELL GOLD)

Certified WIRED Platinum

600+ stall attached parkade with hourly, daily and monthly options

24/7 building security



NEARBY RETAILERS & RESTAURANTS

- | | |
|--------------------|--------------------|
| Joey Bell Tower | Ice House |
| Boston Pizza | HBC |
| Tim Horton's | Henry Singer |
| Bar Henry | TD Bank |
| Guru Kitchen & Bar | Sutton Place Hotel |
| Dulux Burger | JW Marriott Hotel |

03 THE NEW 10250 101 STREET BUILDING

10250 101 STREET BUILDING IS A "AA" CLASS, 18-STORY, 318,000 SQUARE-FOOT OFFICE TOWER IN THE HEART OF DOWNTOWN WITHIN CLOSE PROXIMITY TO THE CITY'S MOST SOUGHT OUT LIFESTYLE AND BUSINESS DESTINATIONS.



THE ICE DISTRICT & ROGERS PLACE

put a spark into the downtown, creating a bustling and vibrant atmosphere. Just a short walk from the Rogers Place, 10250 101 Street Building benefits from its proximity to the action of events, concerts and hockey games.



THE DOWNTOWN CORE has seen tremendous growth recently, with major projects such as the Ice District/ Rogers Place and multiple new residential towers. Energized by these developments, the newly transformed downtown core is extremely desirable for all demographics.



104 STREET PROMENADE welcomes pedestrians with its wide sidewalks, central location and stock of century-old buildings offering an eclectic and vibrant shopping and dining destination.



04

PEDWAY ACCESS

- Edmonton City Centre Mall
- Commerce Place
- Churchill & Central LRT stations
- Rogers Place & Ice District
- 600+ stall parkade
- Surrounding office towers such as Manulife Place, Enbridge Tower, TD Tower and many more

CONNECTED TO DOWNTOWN

CENTRALLY LOCATED

- Many surrounding office towers, residential towers & hotels
- Rogers Place & Ice District
- Churchill & Central LRT stations
- 104 Street Promenade

ROGERS PLACE & ICE DISTRICT

- Exciting games nights, events, and future retail and plaza

TRANSPORTATION & CONNECTIVITY

- Excellent LRT & bus route access and pedway connection

RESIDENTIAL DENSITY

Major high-rise developments, including Icon 1&2, Fox 1&2, Encore and the Ultima, with other condo tower developments underway. This will result in a 17.1% growth in the number of households in the immediate area.

MORE THAN 18,000 UNITS ARE UNDER CONSTRUCTION, AND 6,000-7,000 RESIDENTIAL UNITS BEING PLANNED IN THE DOWNTOWN CORE.

05 STRONG DEMOGRAPHICS

[POPULATION]

56,690 residents

153,485 DAYTIME POPULATION

10.4% growth (2013-2018)

20.0% projected growth (2018-2023)

[AGE]

0-19 yrs = 9.2%

20-39 YRS = 49.1%

40-59 yrs = 23.8%

60+ yrs = 17.9%

[INCOME]

AVERAGE HOUSEHOLD INCOME OF \$74,502

18.5% of households earn \$60K to \$100K

21.1% of households earn more than \$100K

[TRAFFIC]

29,900 VPD on Gaetz Ave

37,350 VPD on Taylor Drive

21,820 VPD on 19 Street

WORKERS & VISITORS

±1,500 WORKERS IN 10250 101 STREET BUILDING AT FULL OCCUPANCY

CONNECTED TO EDMONTON CITY CENTRE MALL

WHICH SEES ±10,000,000 VISITORS PER YEAR



GOOD TO KNOW! KWOW!

THE NEW 10250 101 STREET BUILDING

10250 101 Street Building is a “AA” Class, 18-storey, 318,000 square-foot office tower in the heart of downtown within close proximity to the city’s most sought out lifestyle and business destinations.

IDEAL LOCATION

The property is strategically located on 101 Street and 103 Avenue, in the centre of Edmonton’s downtown financial district. It is surrounded by numerous retailers and restaurants, as well as office and residential towers and hotels. The population within 2km of the site is projected to grow by 20% (2018-2023) and there are an estimated 7,200 office workers, 1,000 hospitality workers, and 600 hotel workers in the immediate area.

The central location provides customers and tenants with excellent access to public transit and features direct pedway access to retail hubs such as Edmonton City Centre, Manulife Place and Commerce Place. Minutes from the Arts District which includes landmarks such as the Royal Alberta Museum, Art Gallery of Alberta, Winspear Centre, and the Citadel.

EXCITING RENOVATIONS/AMENITIES

10250 101 Street Building is undergoing full exterior and interior renovations. Set for completion by late 2019, the podium level of the tower, will be completely transformed with a fresh, modern aesthetic. The 2-story lobby and main entrance faces the street with a double-height glass curtain wall, showcasing an unparalleled lobby design and digital media art installation. This leads to a strip of ground-level retail that will enliven the base of the tower.

Amenities to the building include an attached seven-storey parkade, 24/7 security, pedway connection to the Edmonton City Centre mall and HSBC as the anchor tenant. 10250 101 Street Building will become Edmonton’s newest “AA” class office building with the final product holding LEED/WELL/WIRED GOLD certifications, best in class HVAC delivery, and upgraded elevators.

LEASE OPPORTUNITIES

Leasing opportunity is a demisable interior 3,297 SF unit with flow through connection to Edmonton City Centre Mall and the pedway system, ideal for medical, retail or restaurant use. Both units take advantage of the beautiful two-storey lobby design, abundance of parking and office tenant customer base.

Location, design and amenities combine to make 10250 101 Street Building a unique place that tenants and customers come to work and play. Lease the perfect space today.

