

| ±3,404 SF & ±6,888 SF |

RETAIL FOR LEASE



FORMER BANK
SPACE AVAILABLE

FENNEC NOW
OPEN!

SEEKING RETAIL, MEDICAL & PROFESSIONAL SERVICES

10250 101 STREET BUILDING 10250 101 Street, Edmonton, AB

A RARE OPPORTUNITY TO LEASE
RETAIL SPACE IN THE HEART
OF EDMONTON'S DOWNTOWN
BUSINESS DISTRICT

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COMMERCIAL

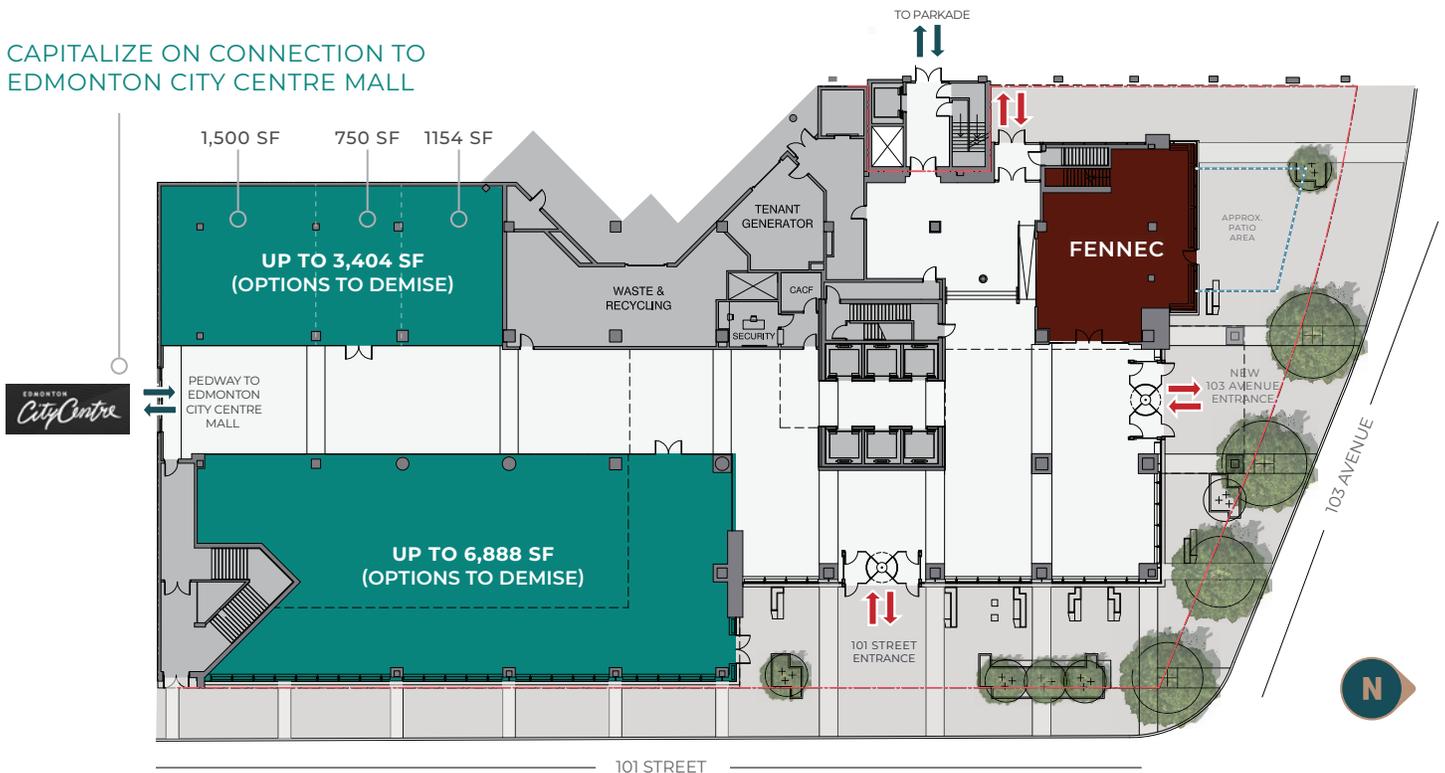
PROPERTY FEATURES

Vacancy	±3,404 SF interior unit WITH DEMISING OPTIONS ±6,888 SF exterior unit WITH DEMISING OPTIONS
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 (2025 est.)
Parking	Attached 600+ stall parkade Covered (hourly/daily/monthly) Underground (monthly)



SITE PLAN

CAPITALIZE ON CONNECTION TO EDMONTON CITY CENTRE MALL



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



UNMATCHED DESIGN

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

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



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.

NEARBY RETAILERS & RESTAURANTS

Joey Bell Tower
Boston Pizza
Tim Horton's
MS:SM
Atrium by Sabor

Ice House
Chop
TD Bank
Sutton Place Hotel
JW Marriott Hotel



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.



CONNECTIVITY

10250 101 Street Building is connected to City Centre Mall, surrounded by multiple office & residential towers and hotels.



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.

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

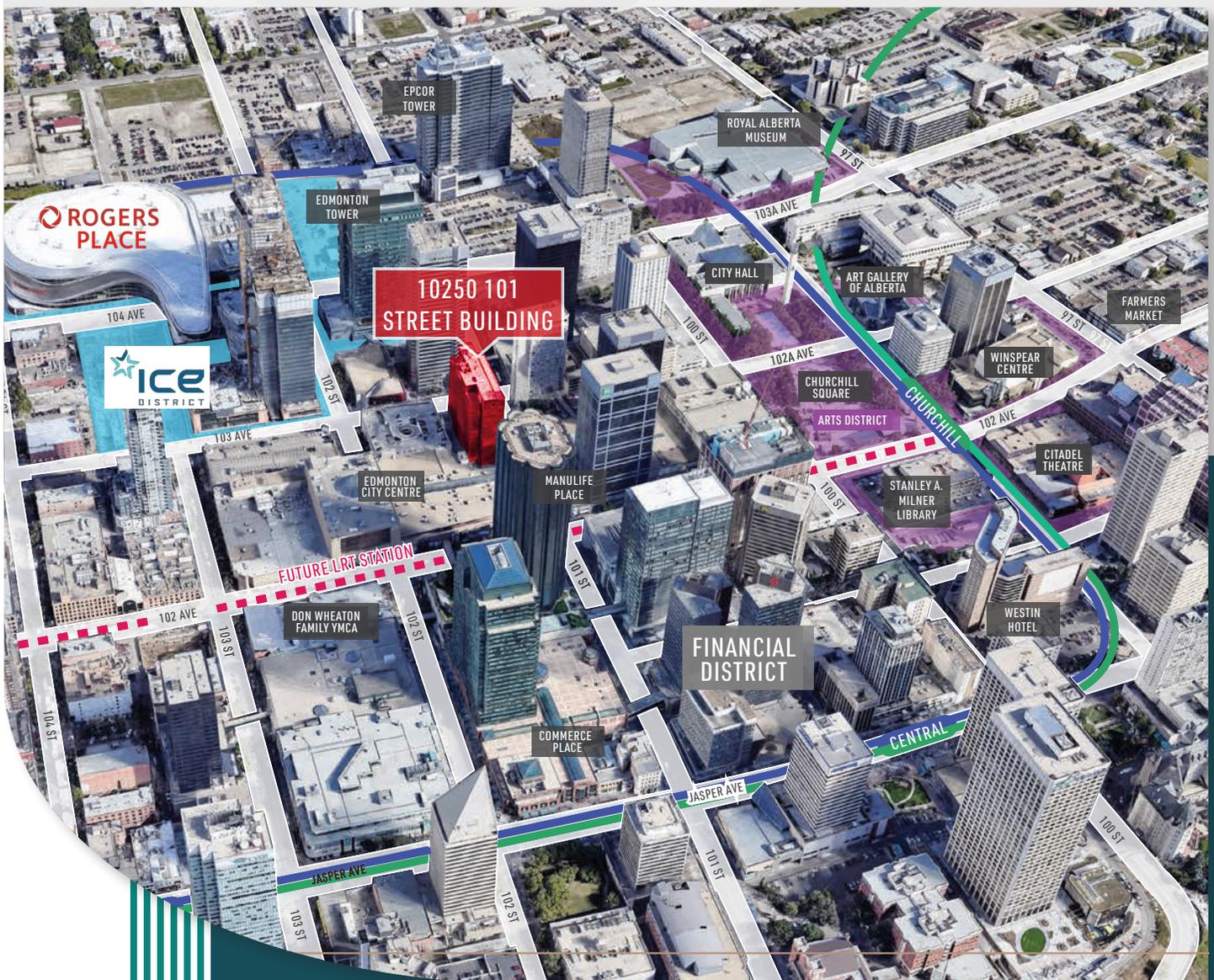
Many surrounding office towers, residential towers & hotels
Rogers Place & Ice District
Churchill & Central LRT stations
104 Street Promenade

ROGERS PLACE & ICE DISTRICT

Exciting games nights, events, and future retail and plaza

TRANSPORTATION & CONNECTIVITY

Excellent LRT & bus route access and pedway connection



AREA DEMOGRAPHICS

2 KM RADIUS

122,999

DAYTIME POPULATION

59,613 residents
19.1% growth (2018-2025)
21.0% projected growth (2025-2030)

\$84,116

AVERAGE HOUSEHOLD INCOME

21.6% earn \$60-100,000
25.5% earn \$100,000+

46.4%

20-39 YRS

0-19 yrs = 9.8%
40-59 yrs = 22.7%
60+ yrs = 21.2%

11,200

VPD ON THE INTERSECTION

11,200 VPD on 101 St (2024)
6,048 VPD on 103 Ave (2024)

RESIDENTIAL DENSITY

Tower developments including Icon 1&2, Fox 1&2, Encore, the Ultima and Ice District residential towers. The Switch developments, Warehouse Park developments and Connect Tower residential redevelopments underway.

±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

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 21% (2025-2030) 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

The Property has undergone a full exterior and interior renovation, completed in 2019. The 2 storey lobby and main entrance faces the street with a double height glass curtain wall, showcasing an unparalleled lobby design and digital media art installation.

Amenities to the building include an attached seven-storey parkade, 24/7 security, pedway connection to the Edmonton City Centre mall and Fennec restaurant now open. 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

Main floor retail opportunities include a +/- 3,404 square foot interior bay and +/- 6,888 square foot former bank space with interior and exterior access. Both units have the ability to be demised to suit your specific requirements, ideal for restaurant, professional and medical services. 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.



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