

ENBRIDGE CENTRE

10166 100A Street NW, Edmonton, AB

±3,765 SF FULLY FIXTURED
RESTAURANT WITH PATIO

RETAIL FOR LEASE



- FULLY FIXTURED RESTAURANT WITH PATIO IN THE HEART OF DOWNTOWN EDMONTON'S FINANCIAL DISTRICT
- Located in Rice Howard Way, poised to take advantage of the surging daytime population from multiple nearby high-rise office towers
- Surrounded by a number of high-profile restaurants and coffee shops
- End-cap location with patio opportunity along the South exposure
- In close proximity to the Valley Line West 102 Avenue stop
- Hourly paid street front parking along Rice Howard Way

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PROPERTY FEATURES

Vacancy	±3,765 SF
Available	Immediately
Address	10166 100A Street NW, Edmonton
Legal	Plan 1422995, Block 1, Lot 39A
Zoning	Direct Dev. Control - DC1 (16547)
Lease Rate	Negotiable
Op Costs	\$24.77 PSF (2024)
Utilities	Separately metered



FRONTAGE TO
RICE HOWARD WAY



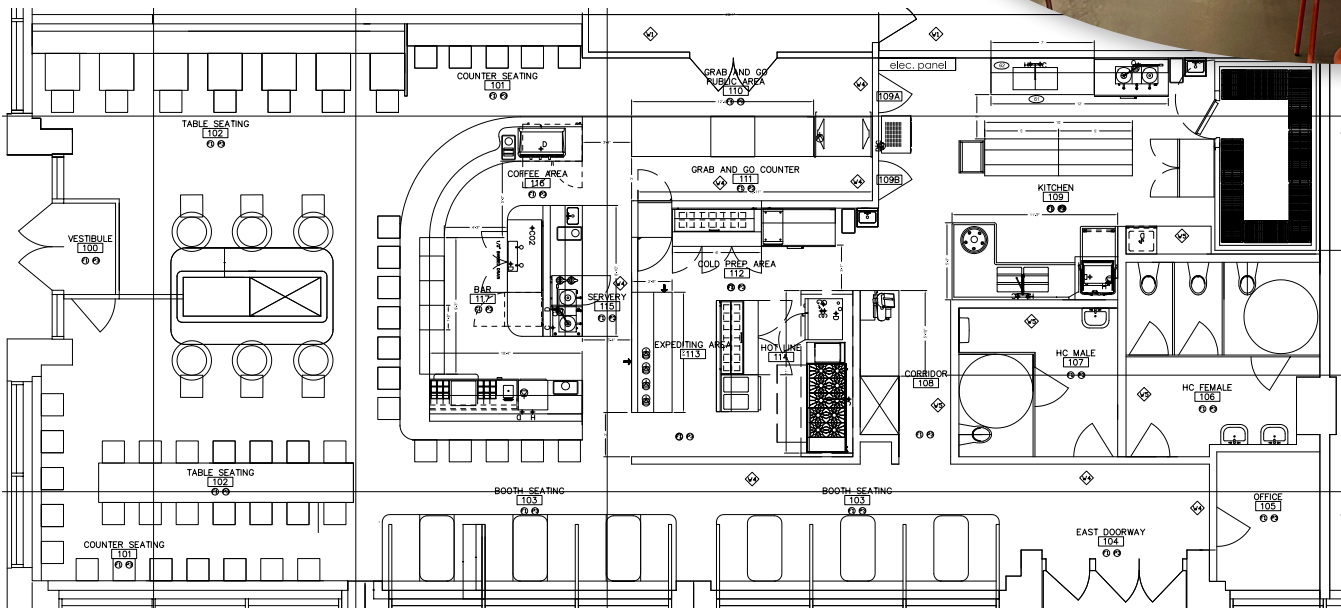
PODIUM OF A-CLASS
ENBRIDGE CENTRE



PRESERVED HISTORIC FACADE
WITH MODERN INTERIOR



FLOOR PLAN



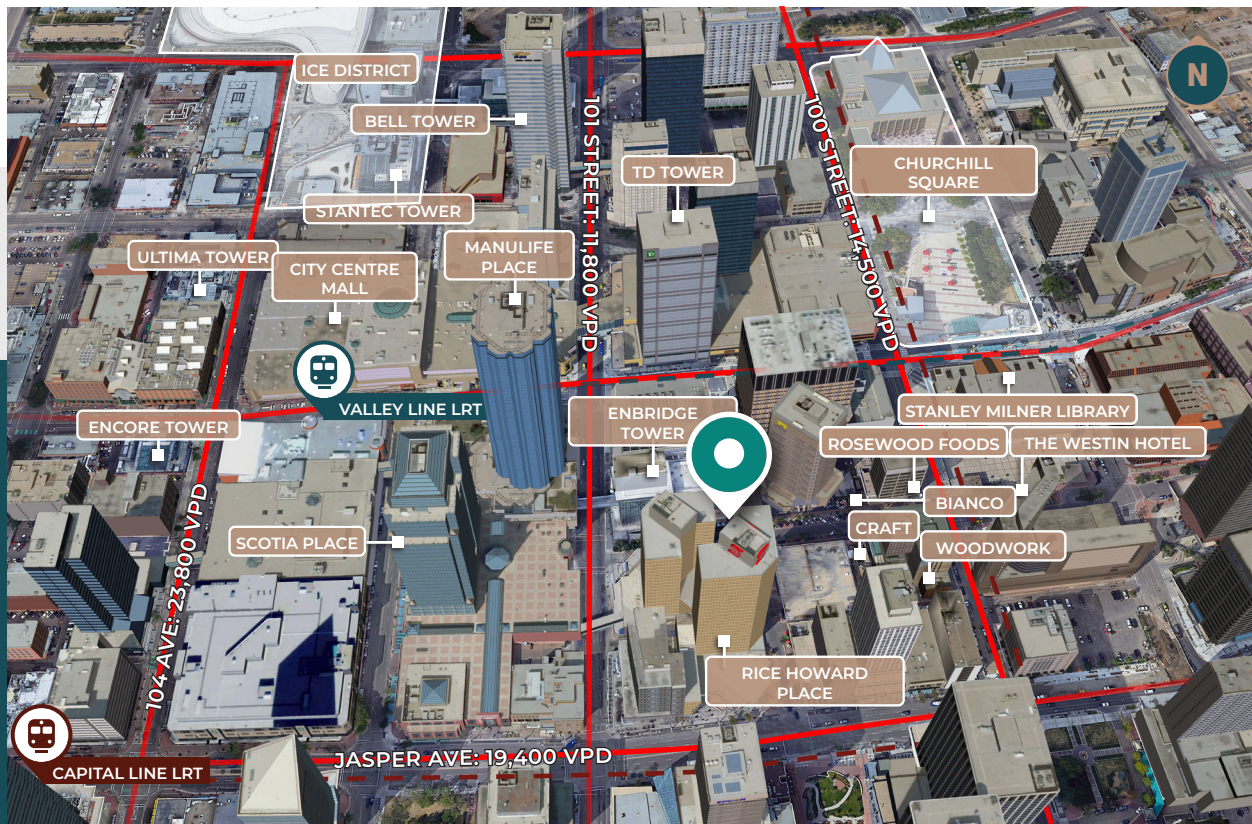
FULLY FIXTURED RESTAURANT IN THE RICE HOWARD RETAIL NODE

This modern, fully-equipped restaurant space features a patio that extends onto Rice Howard Way. Located in the highly sought-after Rice Howard retail district, one of Downtown Edmonton's most desirable areas, the property is surrounded by popular dining spots like Credo Coffee, OEB Breakfast Co, Craft Beer Market, Bianco, Rosewood Foods, and Sherlock Holmes Pub.

Nestled within the financial district, the property is near notable buildings, including the Enbridge Centre, Phipps-McKinnon

Building, and the soon-to-be redeveloped Rice Howard Place. It is also within walking distance of key downtown landmarks such as City Centre Mall, Manulife Place, Sir Winston Churchill Square, and Stanley Milner Library.

The Rice Howard retail node offers excellent accessibility, positioned along the major 101 Street thoroughfare, just one block from the new Valley Line West 102 Avenue and Central Station LRT stops, and benefits from high pedestrian traffic in the heart of downtown.



HIGH PROFILE
LOCATION



ADJACENT
STREET PARKING



EXPANSIVE GLASS
FOR AMPLE SIGNAGE

OMADA TEAM

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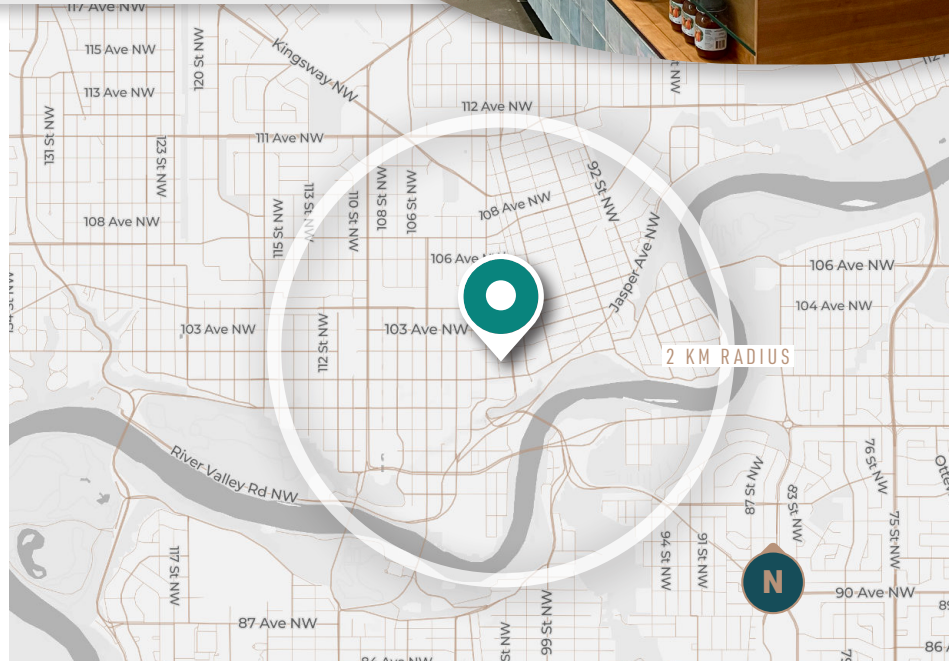
DEMOGRAPHIC HIGHLIGHTS

115,701
DAYTIME POPULATION

47.0%
20-39 YRS

\$89,027
AVERAGE HOUSEHOLD INCOME

11,800
VPD ON 101 STREET



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