

# ATB PLACE

10025 JASPER AVENUE &

10020 - 100 STREET

EDMONTON, AB

# Triovest



INFO



IMAGES



LOCATION



WEB



## Class A Office Space in Downtown Edmonton

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Triovest Realty Advisors Inc.  
BROKERAGE

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[triovest.com](http://triovest.com)

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## LOCATION

- Spectacular river valley views
- Directly connected to Central LRT station and major transit bus stop
- Downtown Edmonton pedestrian walkway connections
- Recently renovated outdoor plaza deck for tenant use

## BUILDING FEATURES



On-site fitness centre open from 5:00 AM - 8:00 PM daily



On-site daycare open from 6:45 AM - 6:00 PM daily

Parking for drop-off and pick-up, meals included and outdoor play area



Concourse meeting room and boardrooms available for tenant use



4 electric vehicle (EV) charging stations in the heated underground parkade



ATB branch on main level and ATM machine on concourse level



Food court on concourse level with Second Cup, More Than Burgers & Fries, Crème Puff Bakery, Mt. Fuji and Shanghai Express



Heated and designated smoking area



Fully enclosed bike lockup cages



24/7 manned security desk and card access system



Other amenities include massage therapy, tailor/drycleaning

## AWARDS & CERTIFICATIONS



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v4.1 O&M  
Certified 2022



Re-certification  
pending approval  
from BOMA Canada



2 Star Certified  
(out of a possible 3)



2023: TOBY® The Outstanding Building of the Year  
2023: BOMA 360 Performance Program  
2020: Edmonton Building Operators Team of the Year  
2019: Pinnacle Award for Innovation



2020: Leadership in Environmental Advancement Program



2023: Energy Star certification, score of 83  
2022: Energy Star certification, score of 81  
2021: Energy Star certification, score of 80

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## TELUS HOUSE AT ATB PLACE

<b>BASIC RENT</b>	Negotiable
<b>ADDITIONAL RENT</b>	\$19.27 (2023 estimate)

## ATB PLACE NORTH

<b>BASIC RENT</b>	Negotiable
<b>ADDITIONAL RENT</b>	\$19.78 (2023 estimate)
<b>SUITE 102</b>	2,587 sf <a href="#">Virtual Tour</a>
<b>SUITE 920</b>	3,653 sf <a href="#">Virtual Tour</a>

## ATB PLACE CONCOURSE

<b>BASIC RENT</b>	Negotiable
<b>ADDITIONAL RENT</b>	\$14.46 (2023 estimate)
<b>SUITE 36</b>	692 sf

## PARKING

<b>PARKING RATIO</b>	1 stall per 2,589 sf
<b>UNDERGROUND RANDOM</b>	\$340.00 per month per stall
<b>UNDERGROUND RESERVED</b>	\$425.00 per month per stall
<b>UNDERGROUND TANDEM</b>	\$225.00 per month per stall
	(all rates subject to change)



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## BUILDING UPGRADES

### COMFORT & SUSTAINABILITY

Ongoing: LED base building lighting retrofit

Ongoing: HVAC system upgrades and new induction valves

2022: North and South Tower electrical upgrades (208v panel boards)

2022: South Tower cooling tower repairs and sprinkler replacements

2021: North and South Tower valve conversion, pneumatic conversion and VFD replacements

2021: North and South Tower BMS BACnet/Base Building Network

2021: Replacement of cast iron piping

2021: North Tower CDP cabinet replacement

2020: Deaerator replacement and boiler burner upgrades

2020: Stairwell and elevator pressurization fan replacement

2019: New fan coils and domestic hot water tank

2018: Upgraded main electrical components, chilled water system, building management systems

2017: New intercooler

2016: Chiller replacement

2014: Harmonic filters installed

2014: LED parkade lighting

2014: Rebuilt cooling tower

2013: Fire panel and primary air compressor replacements

### SAFETY

2022: Plaza deck and staircase repairs

2022: Link roof replacement

2021: Plaza deck slab and membrane repairs

2019: South Tower roof replacement

### AMENITY

Ongoing: Window replacements

2020: Washroom upgrades

2017: Exterior plaza deck renovation complete

2016: Designated smoking area created

2014: Elevator modernization project



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## SUSTAINABILITY

As an industry leader with an in-house Sustainability and Innovation Team working in collaboration with internal and external stakeholders, and with an unparalleled breadth of project experience and depth of technical knowledge, Triovest is in a unique position to positively impact the industry.

The following energy conservation measures were implemented in the last four years to improve efficiency:

- Continued systems commissioning and retro-commissioning
- Two co-generation plants installed in building
- Building automation system upgrades/replacements
- Smart grid/smart building systems
- Lighting upgrades
- HVAC system upgrades/replacements/conversions from constant to VAV
- Piloting of waterless urinals and high-efficiency/dry fixtures
- Implementation of sphagnum moss water treatment in place of chemicals
- Recycling program increased diversion streams
- Composting landscape and food waste
- BOMA BEST Gold
- LEED Platinum v4.1 O&M

Paper towel composting in all washrooms will be implemented.

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NEXT



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COURTYARD



TELUS PARK

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PREVIOUS

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BIKE ENCLOSURES

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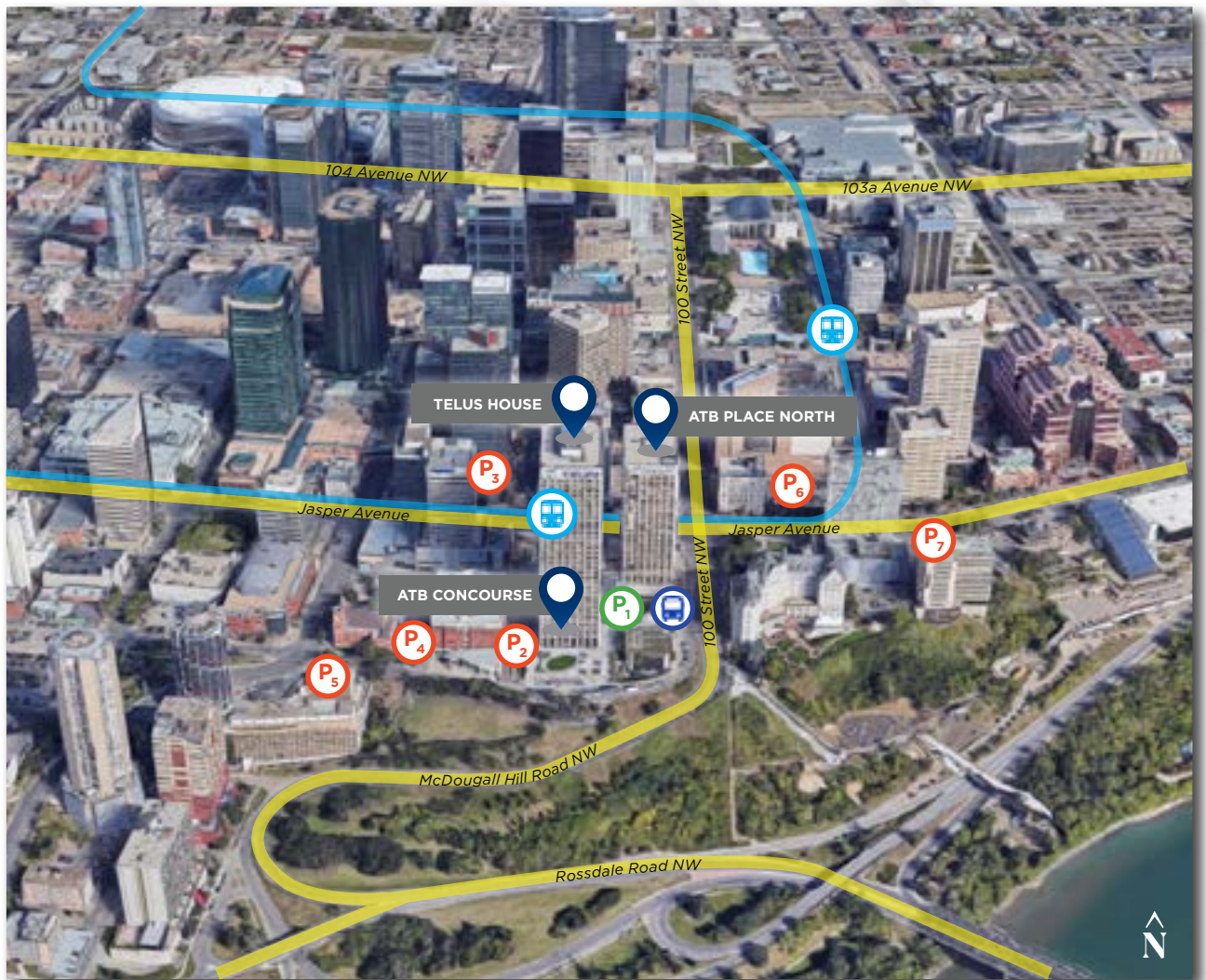


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## AERIAL MAP



ATB Place Lot 101  
Heated underground with EV charging stations



ATB Place Exterior



Scotia Place Parkade  
Underground



MacEwan University Parking Lot



Chateau Lacombe Hotel Lot 6  
Open air parkade



9924 Jasper Avenue Lot 4



5 Thorton Court Lot 1



100 Street & Jasper Avenue ETS  
Stop ID: 1542

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## ABOUT TRIOVEST



8

CORPORATE OFFICES  
CANADA-WIDE



460

EMPLOYEES



384

PROPERTIES ACROSS  
CANADA



44

MILLION  
SQUARE FEET



\$12

BILLION  
PORTFOLIO UNDER  
MANAGEMENT



\$3

BILLION  
UNDER DEVELOPMENT

Triovest Realty Advisors Inc. is a fully integrated commercial real estate company. We provide investment, asset management, leasing and property management services for income properties on behalf of institutional and private investors. Our approach to commercial real estate investment is to continually seek opportunities to improve and enhance properties to achieve their full potential.

Over the years, we have achieved an enviable record of success through our investments and excellence in management. Triovest is a leader in strategic real estate advisory and management services and will continue to be at the forefront of change within our industry. Triovest employs 460 employees to manage 384 properties out of regional offices in Toronto, Montreal, Mississauga, Saskatoon, Edmonton, Calgary, Burnaby and Vancouver.