



LEASE RATES STARTING AT

\$5.00

PER SQUARE FOOT



Move-in ready suites



Various size options



Exceptional underground parking ratio



Walking distance to amenities

For Lease | 10050 - 112 Street, Edmonton | AB

Office Space for Lease at **Compass Place**

Compass Place offers numerous size options, move-in ready suites, on-site property management, and a common boardroom for tenant use.

Well located in the Government District just south of Jasper Avenue, Compass Place is adjacent to a variety of shops, services and popular restaurants, including Cactus Club Cafe, and is in immediate proximity to the running and biking trails in the Edmonton River Valley.

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Property Overview

| | |
|--------------------------|--|
| Net Rent: | Suite specific pricing starting at \$5.00 per SF* <small>*Year 1 promotional rate only</small> |
| Operating Costs: | \$15.62 per SF (2023) |
| Parking Rates: | 2.5 stalls per 1,000 SF \$240/stall/month reserved UG \$200/stall/month unreserved UG |
| TI Allowance: | Negotiable |
| Tenant Incentive: | Suite specific pricing – see floor plans for new rental rates! |

Available Space

| | | | |
|---|----------|------------------|----------|
| Suite 105 | 287 SF | Suite 500 | 5,580 SF |
| Suite 106 | 1,299 SF | Suite 608 | 2,501 SF |
| Suite 204 | 1,033 SF | Suite 800 | 4,252 SF |
| Suite 400* | 9,032 SF | Suite 804 | 735 SF |
| <i>*4th Floor Full Floor Opportunity</i> | | Suite 900 | 1,686 SF |
| <i>Up to 23,644 SF of contiguous space can be made available along with top of building signage</i> | | | |

Key Highlights

| | | | | | | |
|---|---|---|---|--|---|---|
|  |  |  |  |  |  |  |
| Main floor lobby upgrades coming soon! | Adjacent to numerous amenities | Common boardroom for tenants | Experienced ownership by Canderel | On-site property management | Underground parking available | BOMA BEST Level 1 certification |

Demographics



Current population

221,002



Projected population (2025)

248,927



Average household income

\$97,081

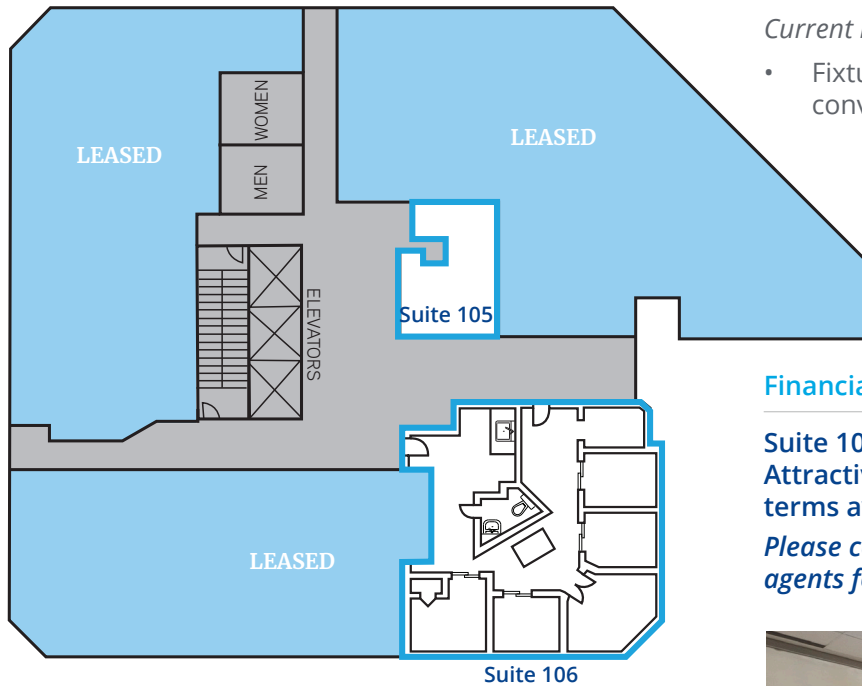


Projected average household income (2025)

\$107,803

Demographic information is based upon a 5-km radius

Floor Plans



Main Floor

Suite 105: 287 SF

Current buildout

- Fixtured former convenience store

Suite 106: 1,299 SF

Current buildout

- High end finishes
- Multiple offices
- Boardroom
- Reception
- Kitchen
- Open work space

Financial Terms

Suite 105

Attractive financial terms available

Please contact listing agents for details.

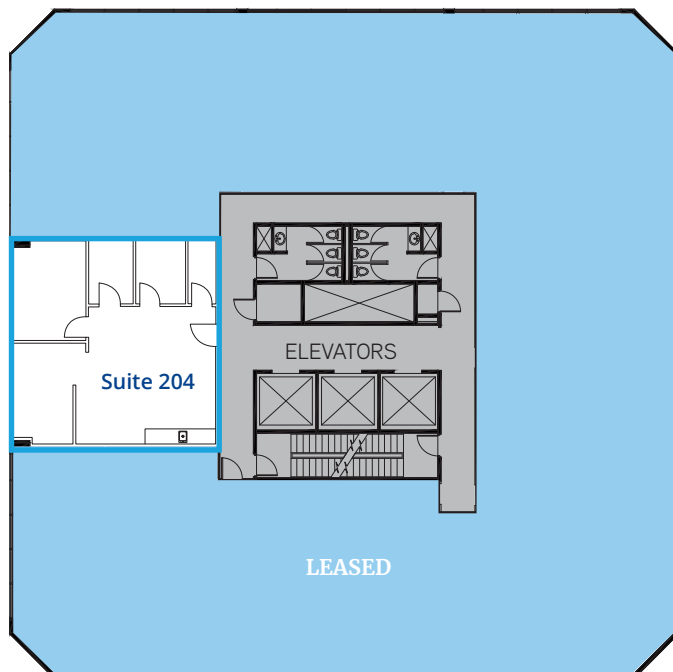
Suite 106

Years 1: \$5.00 / SF

Years 2-3: \$14.00 / SF

Year 4: \$15.00 / SF

Year 5: \$16.00 / SF



2nd Floor

Suite 204: 1,033 SF

Current buildout

- 2 call rooms
- 1 large office
- Workstation area
- Large kitchen space

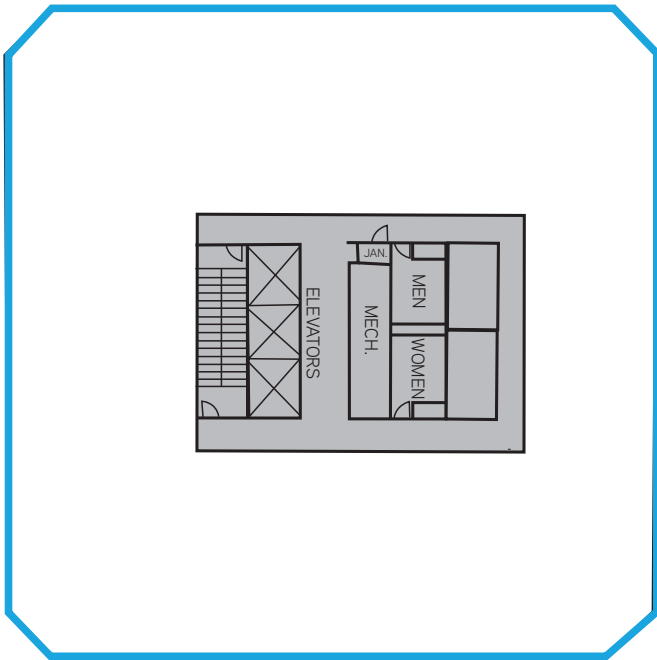
Financial Terms

Suite 204

Year 1: \$5.00 / SF

Years 2-5: \$14.00 / SF

Floor Plans



4th Floor

Suite 400: 6,215 – 9,032 SF (Demisable)

Available 2023

- 6,215 square feet of developed office buildout in place
- Rare full floor opportunity available for tenant design and development

Financial Terms

Suite 400

Year 1: \$5.00 / SF

Years 2-5: \$14.00 - \$16.00 / SF



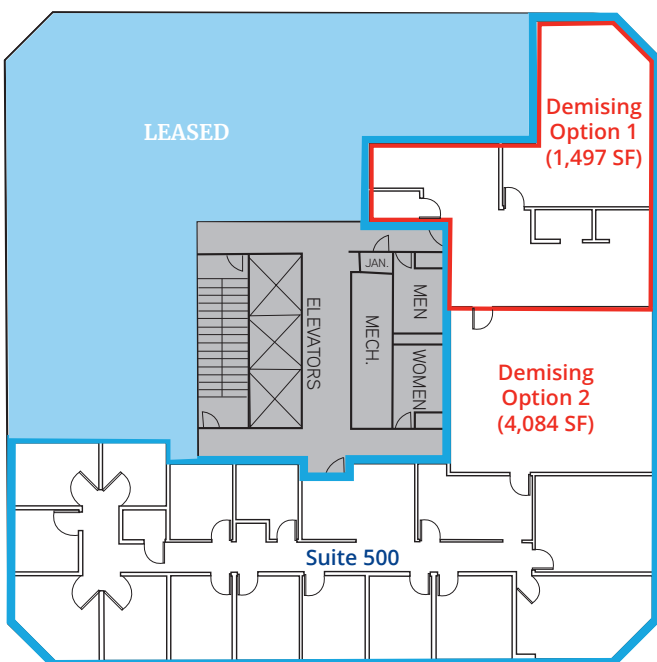
5th Floor

Suite 500: 5,580 SF (Demisable)

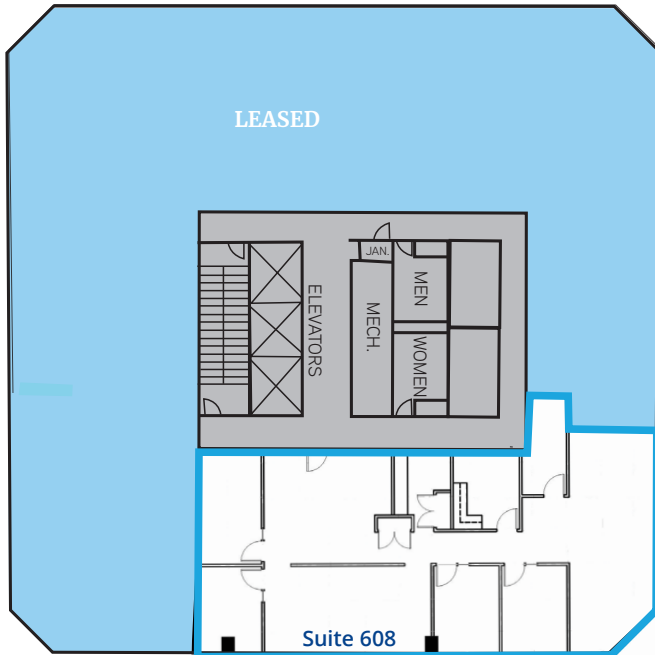
- 12 offices
- 2 meeting rooms
- Reception
- Common areas
- Large classroom space

Financial Terms

Years 1-5: \$5.00 / SF on an "as-is" basis



Floor Plans



6th Floor

Suite 608: 2,501 SF Available on 60 days notice

- 4 offices
- Common areas
- Kitchen

Financial Terms

Year 1: \$5.00 / SF

Years 2-5: \$14.00 - \$16.00 / SF



8th Floor

Suite 800: 4,252 SF

(Demisable)

- Multiple offices
- Boardroom
- Reception
- Kitchen
- Open work space

Suite 804: 735 SF

Available May 1, 2024

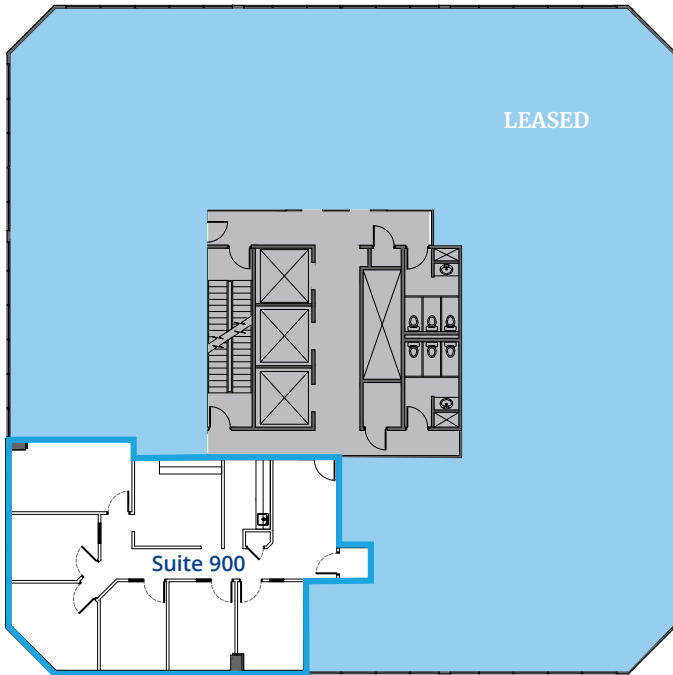
- 2 offices
- Meeting room with kitchenette
- Reception
- Former psychology office

Financial Terms

Suite 800
Years 1-5: \$5.00 / SF
on an "as-is" basis

Suite 804
Year 1: \$5.00 / SF
Years 2-5: \$14.00 - \$16.00 / SF

Floor Plans



9th Floor

Suite 900: 1,686 SF

Current buildout

- 5 offices
- Boardroom
- File room
- Reception
- Kitchen

Financial Terms

Suite 900

Year 1: \$5.00 / SF

Years 2-5: \$14.00 - \$16.00 / SF



Surrounding Amenities





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