



**HSBC Place**

# Within Reach

NOW LEASING

**Office & Retail**

10250 - 101 Street | Edmonton, Alberta

# Rebuilt to New

HSBC Place is an 18 story, class “A” office tower in the heart of downtown Edmonton’s financial district within close proximity to the city’s most sought out lifestyle and business destinations.

HSBC is the first **Wired® Platinum** and **WELL®** building in Edmonton. The building has an **Energy Star® Certification**, is **WELL Core Certified™ Gold**, and boasts market-leading building features and amenities.



## LEED® GOLD

### The new International LEED® standard

The LEED® certification program is the leading international program for sustainable building design and construction.



## WIRED® PLATINUM

### One of the first in Edmonton

WIRED® Certification identifies strong internet connectivity to ensure HSBC Place is optimized for the needs of tomorrow’s office.



## BOMA BEST PLATINUM

Platinum is awarded to buildings that have met the BEST Practices in sustainability and climate change.



## WELL CORE CERTIFIED™ GOLD

### Prioritize the health and well-being of tenants

Covering seven core concepts of health and hundreds of features, focusing on the wellness of the people who work and visit HSBC Place.



## ENERGY STAR CERTIFIED® BUILDING

### Achieved an Energy Star® Score of 99

Energy Star® Score identifies the efficiency of HSBC Place, ranking performance and energy consumption.



## OUTSTANDING BUILDING OF THE YEAR

- 2023 TOBY (The Outstanding Building of the Year) Award from BOMA International
- 2022 TOBY (The Outstanding Building of the Year) Award from BOMA Edmonton
- 2022 TOBY (The Outstanding Building of the Year) Award from BOMA Canada
- 2022 Certificate of Excellence Award



# Unmatched Building Features

## Exclusive Tenant Fitness Centre

- Professionally staffed and managed
  - Personal Training available
  - Live and virtual on demand fitness
- Brand new equipment
- Includes towel service

## Dedicated & Secure Bicycle Storage

- Complete with repair mount benches & pumps
- Equipment storage lockers

## Exclusive Tenant Conference Facility

- With servery, AV equipment
- Can accommodate 10 – 80 guests
- 3 individual rooms that can be combined

## Best 'AA Class' Parking Ratio

- 1.9 spaces per 1,000 square feet leased
- 2 levels 157 stalls underground
- 7 levels 462 above ground

## Floor To Ceiling Triple Glazed Vision Glass

- Improved tenant comfort and insulating value
- Better connection to the outside environment
- Light penetrates deeper in building

## 9' High Ceilings in Office Spaces

## Private Washrooms

- 7 individual self contained private washrooms per floor

## Expanded Property Management Services

- Concierge, 24/7/365 security

## Best In Class HVAC Delivery

## Two Storey Main Floor Lobby

- With full height floor to ceiling vision glass

## Main Floor Digital Media Art Installation

- First of its kind in Edmonton

## Directly connected to City Centre Mall & the pedway network

- Leads to off-site amenities, shopping, LRT (public Transit) and other buildings

## Led Lighting

## Dedicated Electric Vehicle Parking

- Complete with charging stations





# At the intersection of Edmonton's Downtown Core

## SHOPPING, RESTAURANTS & SERVICES

Hundreds of retailers within walking distance.

## ROGERS PLACE & ICE DISTRICT

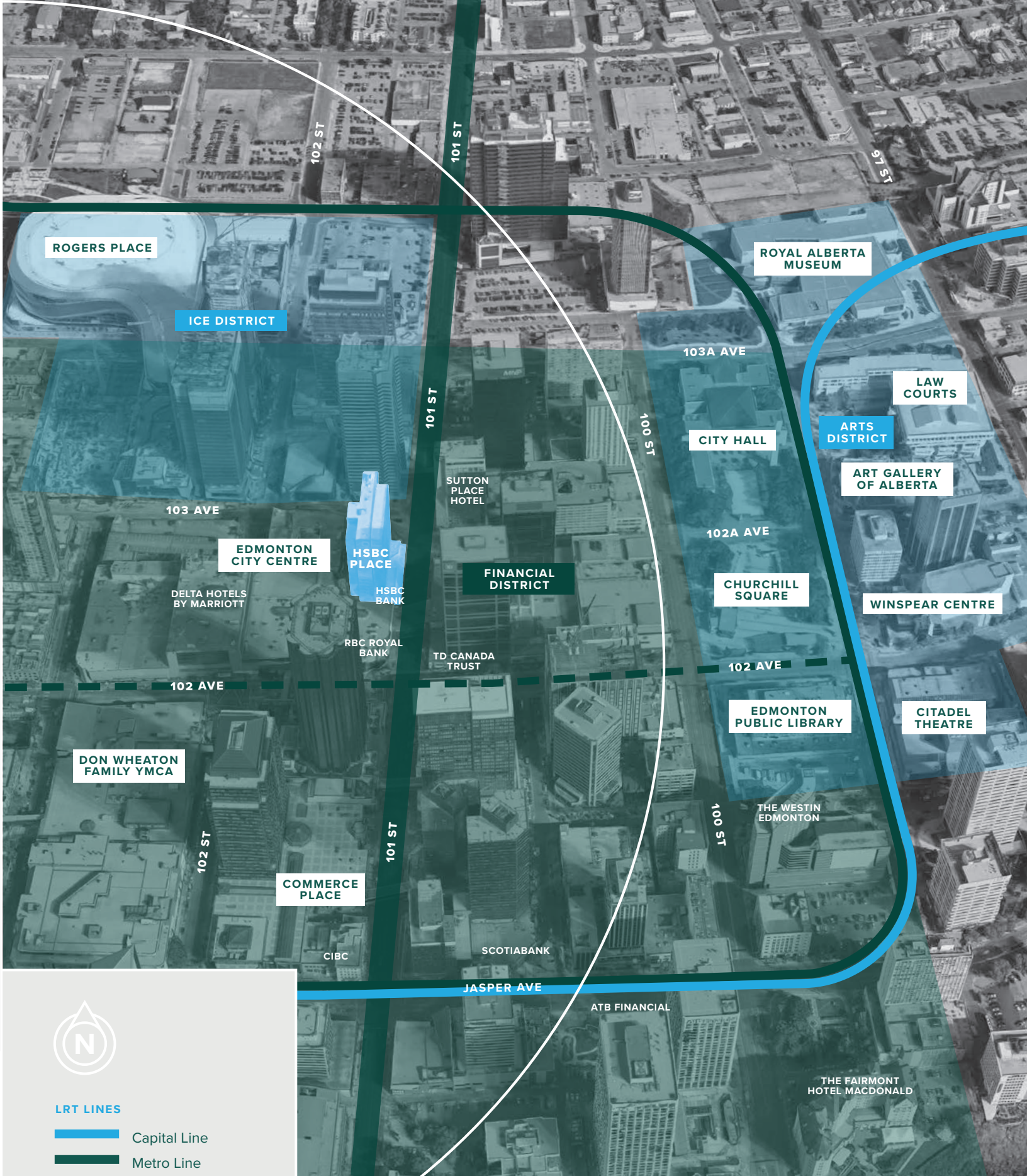
Events, shopping and the outdoor plaza.

## TRANSPORTATION CONNECTIVITY

Parkades, excellent LRT and bus route access.

## SHOPPING, RESTAURANTS & SERVICES

- City Centre Mall,
- More than 40 Buildings,
- Nearby Parkades,
- Churchill & Central LRT Stations,
- Rogers Place & Ice District,
- Law Courts & City Hall,
- Hotels - Delta, Sheraton, JW,
- Arts District,
- Restaurants, Services and Shopping



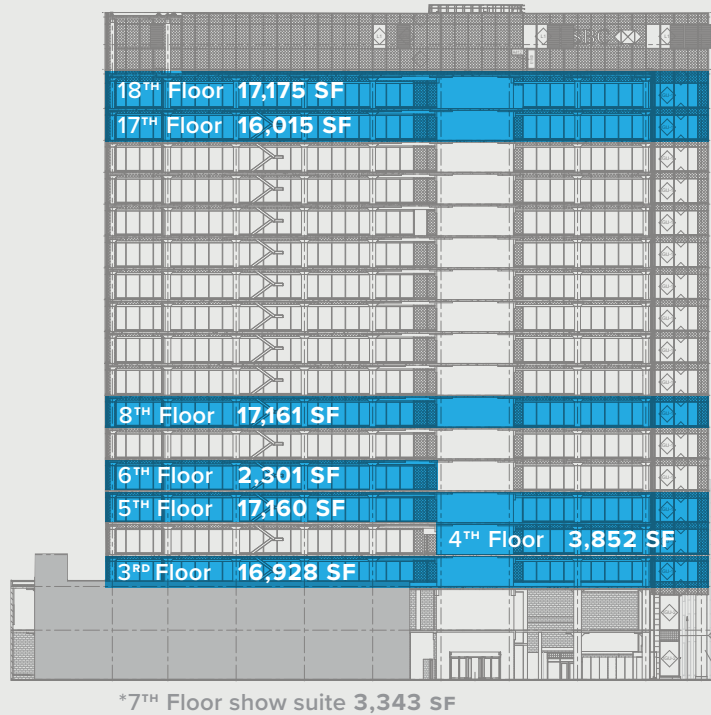
**LRT LINES**

-  Capital Line
-  Metro Line
-  Future Valley Line

# Office Space

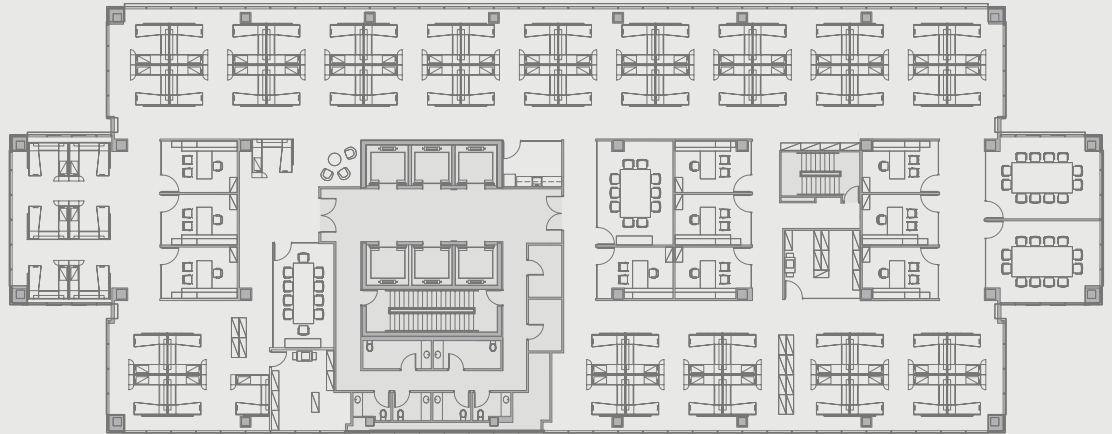
BUILD TO SUIT & FLEXIBLE FLOOR PLANS

3,000 SF to full floors  
ready for fit out.



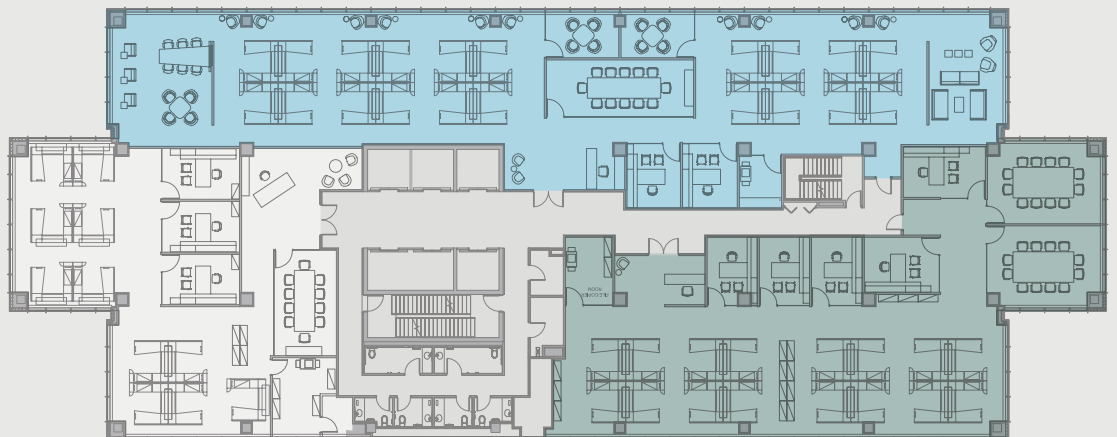
FLOOR PLATE EXAMPLE

## Single Tenant



FLOOR PLATE EXAMPLE

## Multiple Tenant





**OFFICE LEASE RATES**

Market

**OP COSTS**

\$18.84 PSF

(estimated 2024)

**PARKING**

1.9 stalls per 1,000 SF



# Retail Space

## FEATURES

- 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** \$17.03 PSF (2023 est.)
- Parking** Attached 600+ stall parkade  
Covered (hourly/daily/monthly)  
Underground (monthly)

## DEMOGRAPHICS

- 56,690** residents
- 153,485** DAYTIME POPULATION
- 10.4%** growth (2013-2018)
- 20.0%** projected growth (2018-2023)

- 0-19 yrs = 9%**
- 20-39 YRS = 49%**
- 40-59 yrs = 24%**
- 60+ yrs = 18%**

- Average household income of **\$74,502**
- 18.5%** of households earn **\$60K to \$100K**
- 21.1%** of households earn more than **\$100K**

- 13,500** VPD ON 101 STREET
- 5,100** VPD on 103 Avenue
- 102 Avenue Valley Line LRT** to be operational soon
- Immediate access to bus routes, LRT & bike lanes





## 1,743 SF + Patio

### IDEAL SPACE FOR

Coffee  
Cafe  
Restaurant  
Bar



### UP TO

## 3,404 SF

### IDEAL SPACE FOR

Professional Services  
Medical  
Retail  
Food  
Coffee





HSBC Place

# Leasing Inquiries

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**Epic**

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