10250 101 ST. NW

Within Reach

NOW LEASING

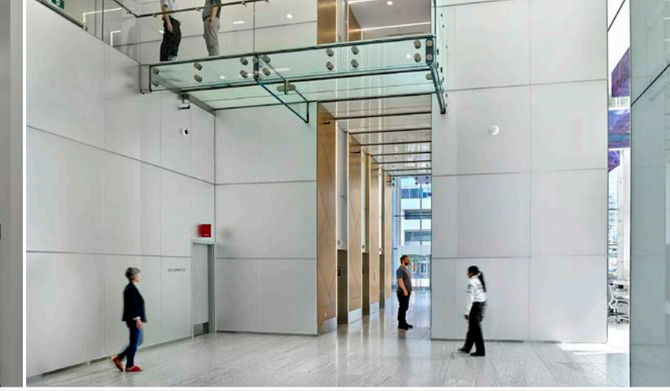
Office & Retail

10250 - 101 Street | Edmonton, Alberta

Rebuilt to New

10250 101 St. NW 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.

10250 101 St. NW 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 10250 101 St. NW 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.

RICK HANSEN FOUNDATION ACCESSIBILITY

The certification ensures that the building provides meaningful accessibility in different categories.

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 10250 101 St. NW.

ENERGY STAR CERTIFIED® BUILDING

Achieved an Energy Star® Score of 97

Energy Star® Score identifies the efficiency of 10250 101 St. NW 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

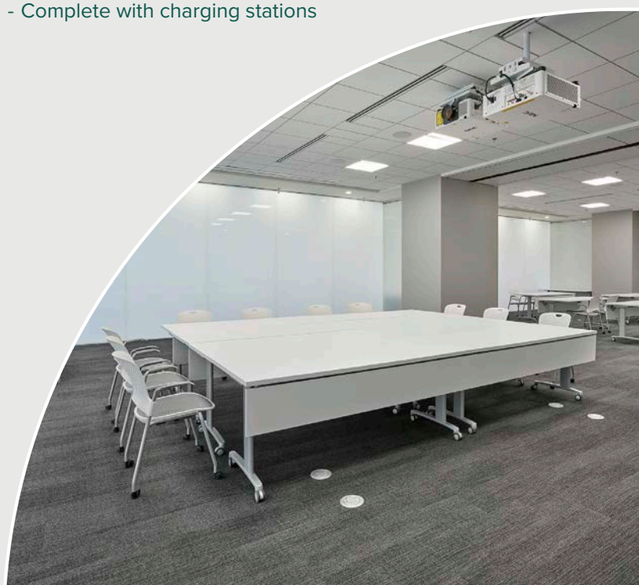
Two Storey Main Floor Lobby
- With full height floor to ceiling vision glass

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



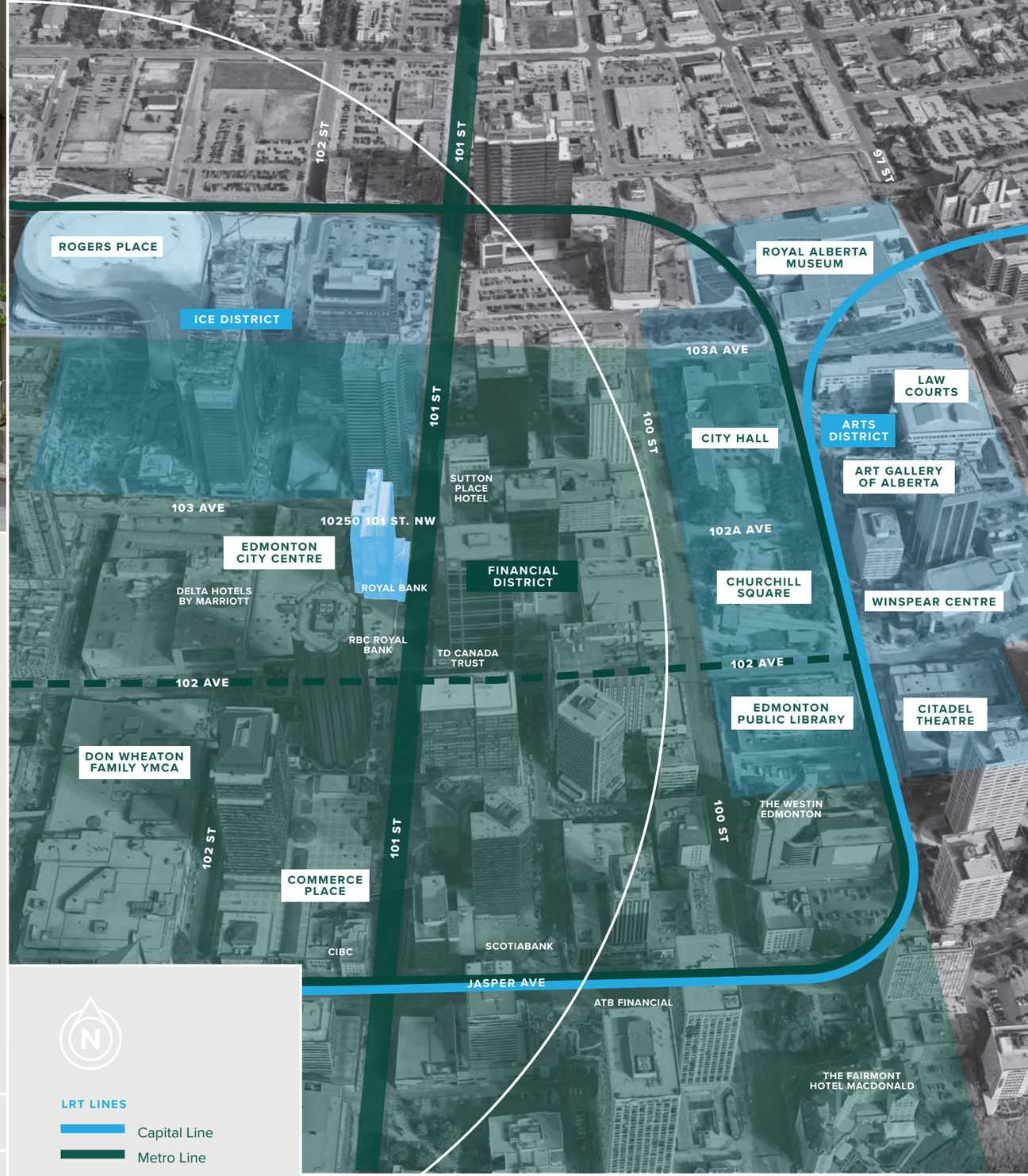
At the intersection of Edmonton's Downtown Core

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.

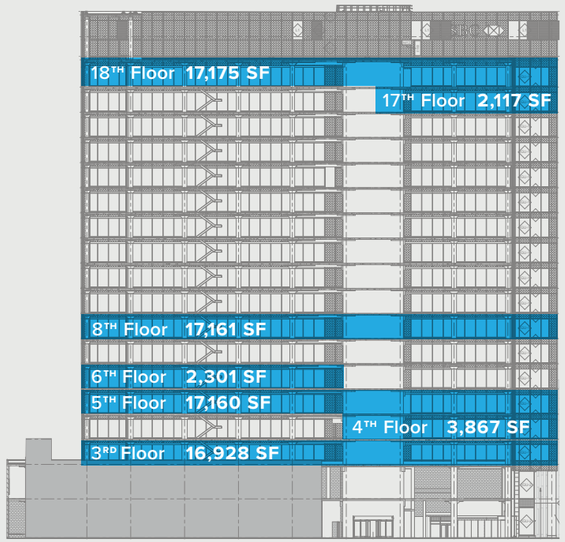
SHOPPING, RESTAURANTS & SERVICES
- City Centre Mall,
- More than 40 Buildings,
- Nearby Parkades,
- Churchill & Central LRT Stations,
- Rogers Place & Ice District,
- Law Courts & City Hall,
- Hotels - Delta, Sheraton, JW,
- Arts District,
- Restaurants, Services and Shopping



Office Space

BUILD TO SUIT & FLEXIBLE FLOOR PLANS

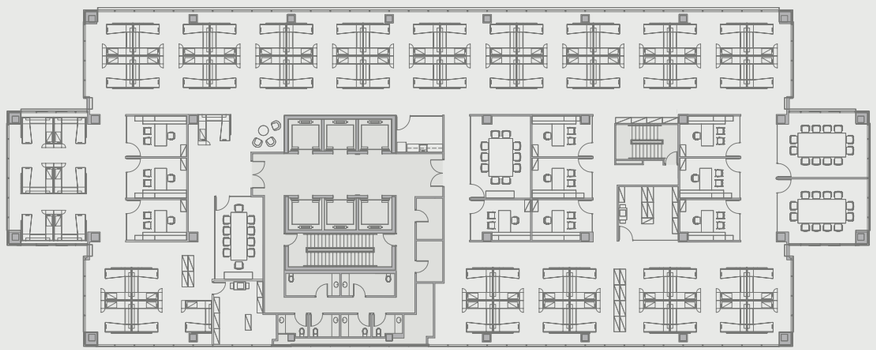
2,301 SF to full floors ready for fit out.



*7TH Floor show suite 3,343 SF

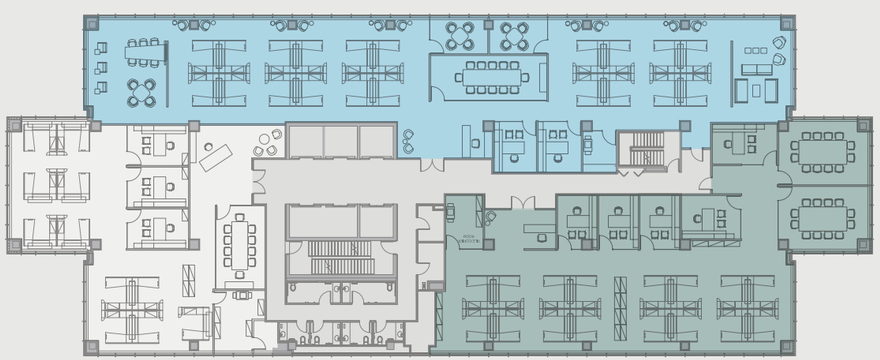
FLOOR PLATE EXAMPLE

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	$15.65 PSF (estimated 2024)
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

3,404 SF

IDEAL SPACE FOR

Professional Services
Medical
Retail
Food
Coffee

10250 101 ST. NW

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Omada COMMERCIAL

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