

# TD TOWER

10088 102 Avenue



CITY CENTRE  
TOWERS

# WELCOME TO TD TOWER

## Redefining the Office Experience.

Welcome to TD Tower, where you're not simply a tenant, and we're more than just landlords. We're your partners in curating a lively workspace that aligns perfectly with your needs. Get ready for a space where your needs are anticipated and exceeded.

- **Tenant-Centric Approach:** Our dedicated onsite team ensures peace of mind, streamlined communication, and top-notch service from day one.
- **Unrivaled Onsite Parking:** With over 2,400 parking stalls, we offer an unparalleled parking ratio for your team and clients. Additionally, two of our parkades feature EV charging stations.
- **Concierge Services:** Step into our main floor lobby, where a hospitality-focused concierge awaits to cater to your professional needs.
- **Safety and Security:** Our expert security team is on-site 24/7, 365 days a year, ready to assist and ensure your safety. They're available to accompany anyone who may feel uncomfortable walking alone.
- **Enhanced Building Operations:** As part of our commitment to cultivating healthy work environments and streamlining operational costs, we've recently completed an extensive renovation. This includes enhancements to lighting, air handling systems, elevators, and building automation.



# Success on Every Floor

**Pronto suites** provide you with the space you need with near-zero turnaround time. Fully built out, this ready-made office concept full delivers on our commitment to provide exceptional value.

If you require something a little different, explore our selection of **construction-ready** spaces. Our leasing team can help you visualize your ideal layout while our dedicated project management and construction team can bring your vision to life.



# OPPORTUNITY

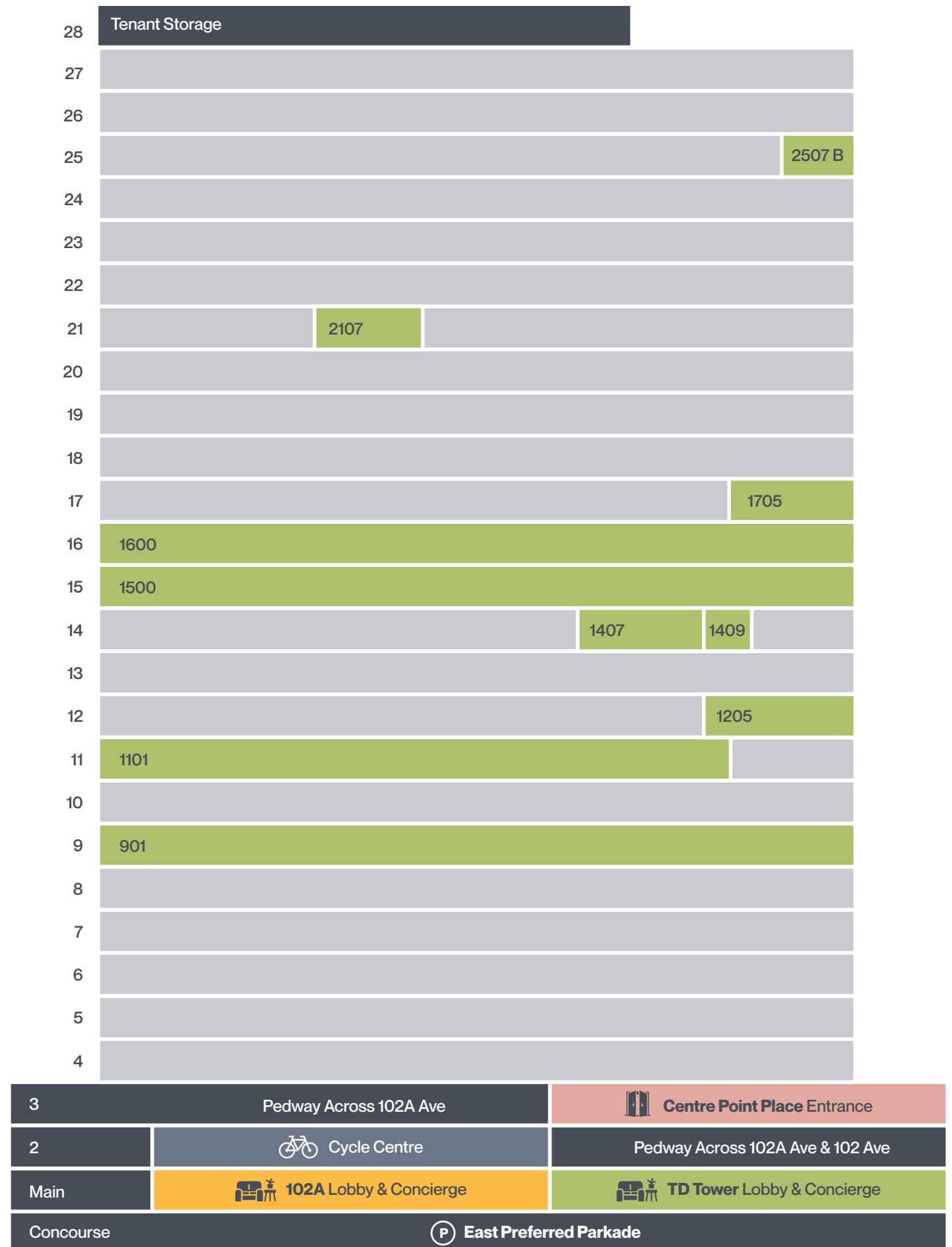
## Availabilities

Unit	Size (Sq. Ft)
2507 B	± 1,200
2107	2,418
1705	2,560
1600	14,613
1500	14,822
1409	891
1407	2,994
1205	3,662
1101	11,593
901	14,513

## Proposed Rental Terms

<b>Net Rent</b>	Starting at \$18.00 per ft <sup>2</sup>
<b>Additional Rent</b>	Estimated at \$20.94 per ft <sup>2</sup> (2024)
<b>Inducements</b>	Negotiable
<b>Parking Ratio</b>	Minimum of 1 stall per 1,000 ft <sup>2</sup> leased
<b>Parking Cost</b>	\$250.00 - \$340.00 per month + tax

[Download Floor Plans](#)



# ON-SITE AMENITIES

## Enhance Your Work Day

Our tenant amenity floor was designed to be a haven of both convenience and wellness. This cutting-edge facility has been thoughtfully built to cater to your every need, making your work-life balance a breeze. Features include:

- **Fitness Studio:** The fitness studio provides dedicated areas for stretching, cardio, and strength training. Change rooms with showers, washrooms, and day-use lockers are available, along with towel service.
- **Conference Centre:** The conference centre is available for various gatherings, from large meetings and training sessions to small team meetings. All rooms come fully equipped with audiovisual technologies.
- **Social Lounge:** The social lounge is a fun and spacious area with comfortable seating, a large video wall, and games, including pool, ping pong, and foosball. Enjoy it daily or book for after-hours events.
- **Wellness Room:** The wellness and serenity room offers a private space for new mothers or individuals seeking a dedicated environment to address their health or spiritual needs.
- **Cycle Centre & Bicycle Sharing Program:** The cycle centre provides secure storage, change rooms with showers, and long-term use lockers for those who prefer to bike to work but don't want to wear bike shorts to the office.

[Take a Virtual Tour of Our Amenity Floor](#)




# Located in Edmonton's financial core








At TD Tower, tenants have immediate access to an array of amenities just minutes away – from dining to entertainment, there is something for everyone.

Conveniently located amidst ample public transit options and picturesque river valley parks, TD Tower provides an ideal setting for your professional endeavors. Join us at TD Tower and unlock the endless possibilities that an office life in Downtown Edmonton has to offer.

## LEGEND

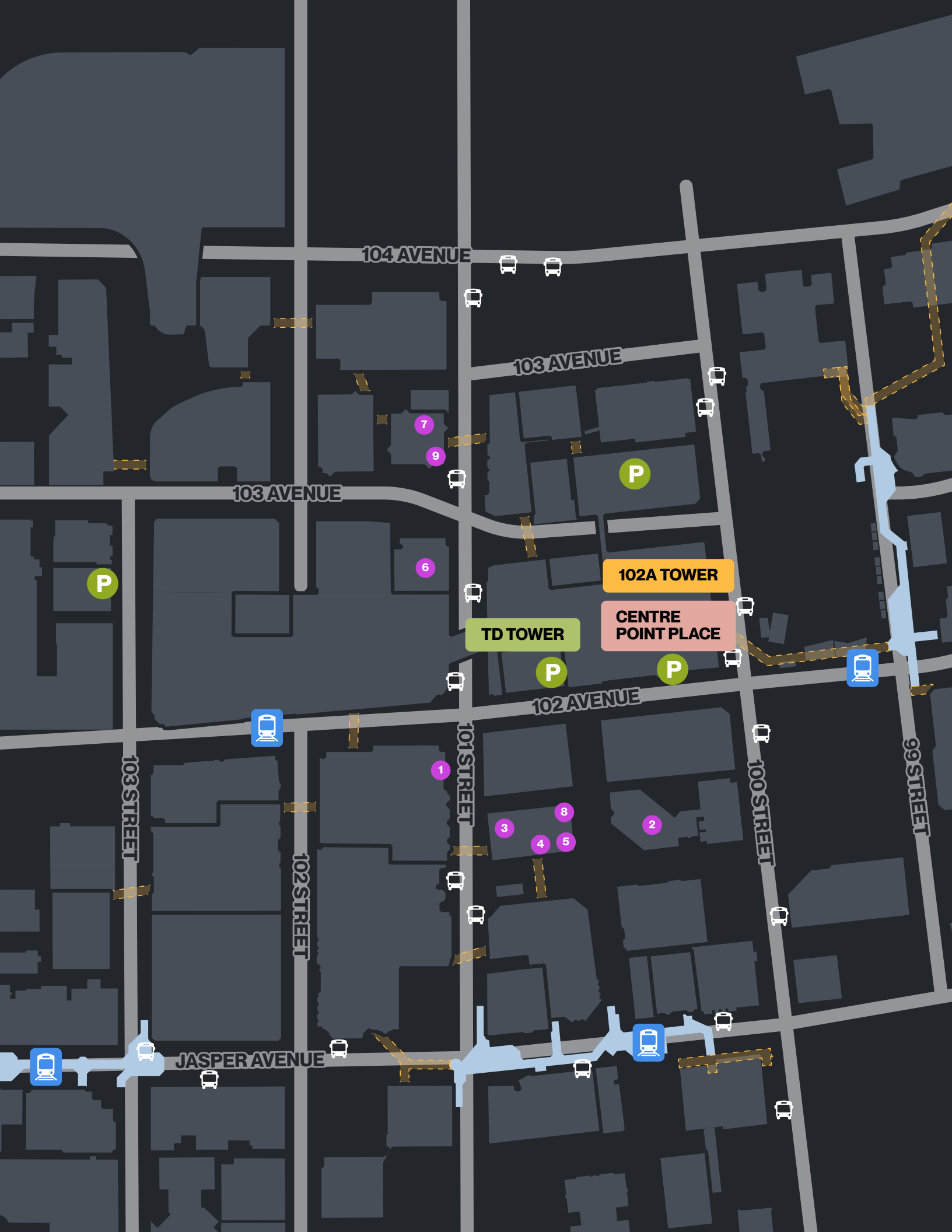
-  Pedway
-  LRT Station
-  Bus Stop
-  Parkade

## SURROUNDING AMENITIES

-  1 Ace Coffee Roasters
-  2 Bianco
-  3 BMO Bank of Montreal Branch
-  4 Credo Coffee
-  5 Dalla Tavola Zenari
-  6 HSBC Branch
-  7 JOEY Bell Tower
-  8 OEB Breakfast Co.
-  9 Remedy Café

## ONSITE AMENITIES

- ATB Financial
- Booster Juice
- Café Sole
- Denim & Smith Barbershop
- Elevate Food Fare
- Mint Dy Cleaning Co.
- RBC Royal Bank Branch
- TD Canada Trust Branch
- Tim Hortons
- Shoppers Drug Mart
- ... and many more!





# CITY CENTRE TOWERS

**FOR OFFICE  
AVAILABILITIES & LEASING**

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